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- email: localplan@ashfield.gov.uk
- telephone: 01623 457381 or 01623 457382 or 01623 457383.

ADC2038
Land west of Moor Road, Bestwood Village, Nottinghamshire
Flood Modelling Summary
6/08/2021

1. ADC Infrastructure Ltd were appointed to undertake a Flood Risk Study to support the promotion of residential development on land west of Moor Road at Bestwood Village, Nottinghamshire (see report ref: ADC2038-RP-A-v4 Flood Risk and Drainage Scoping Study).
2. The findings of the study found an apparent discrepancy between the flood mapping, historic flood modelling data and topography at the site in relation to the Flood Zone 2 outline associated with the River Leen. This is summarised in the Flood Risk Note (ref: ADC2038-RP-D-v3 Flood Risk Note, 15/09/20) appended to this document, **Appendix B**.

Hydraulic Modelling

3. As a result of the discrepancy in the flood mapping and in order to provide up to date flood levels, JBA Consulting were appointed to undertake a new hydraulic modelling study of the River Leen past the site. The results of the study are provided in the Hydraulic Modelling Study at land off Moor Road, Bestwood Village report (ref: ESX-JBAU-XX-ZZ-TN-HM-0001-A01-C01-Hydraulic Modelling Report, dated 4/02/21).
4. A new hydraulic model based on current up to date survey data of the watercourse and surrounding area was prepared. The hydraulic model was run for the 20-year, 100-year, 100-year plus climate change and 1000-year events on the River Leen in order to determine accurate up to date flood levels for the proposed development site.
5. The detailed results are provided in the hydraulic modelling report, however in summary the results show that flooding generally remains confined to the river channel. The only exception being the south western corner of the site where a small amount of flooding for the 100-year plus climate change and 1000-year events is predicted to occur. See Figure 1 overleaf for results of the modelling showing predicted flood extents.
6. Of significance is that the results shown a large reduction in the extents of Flood Zone 2 (1000-year event) across the site, with central areas of the site that were previously shown in Flood Zone 2 to now be in Flood Zone 1 and consequently at lower flood risk.
7. The hydraulic modelling has been validated by the Environment Agency (see letter dated 30 July 2021 in **Appendix A**). The EA has deemed the hydraulic model is suitable for use for the assessment of flood risk at the site. There are no further comments to be addressed on the hydraulic modelling of the watercourse following the EA review and the minor 'Amber' comments that remain, relate to the hydrological study, and can be addressed at the next stage of flood risk assessment work which would be undertaken to support any potential planning application. It should be noted that the 'Amber' comments will not affect the results of the hydraulic modelling or the predicted flood extents.
8. The next stage of flood risk work for the site would be to support a potential planning application and also to undertake a flood map challenge to amend the flood maps to reflect the hydraulic modelling results and show the up to date flood zones. The timescale for a flood map

challenge is typically in the order of 6 months followed by a period for the EA to update the online flood maps.

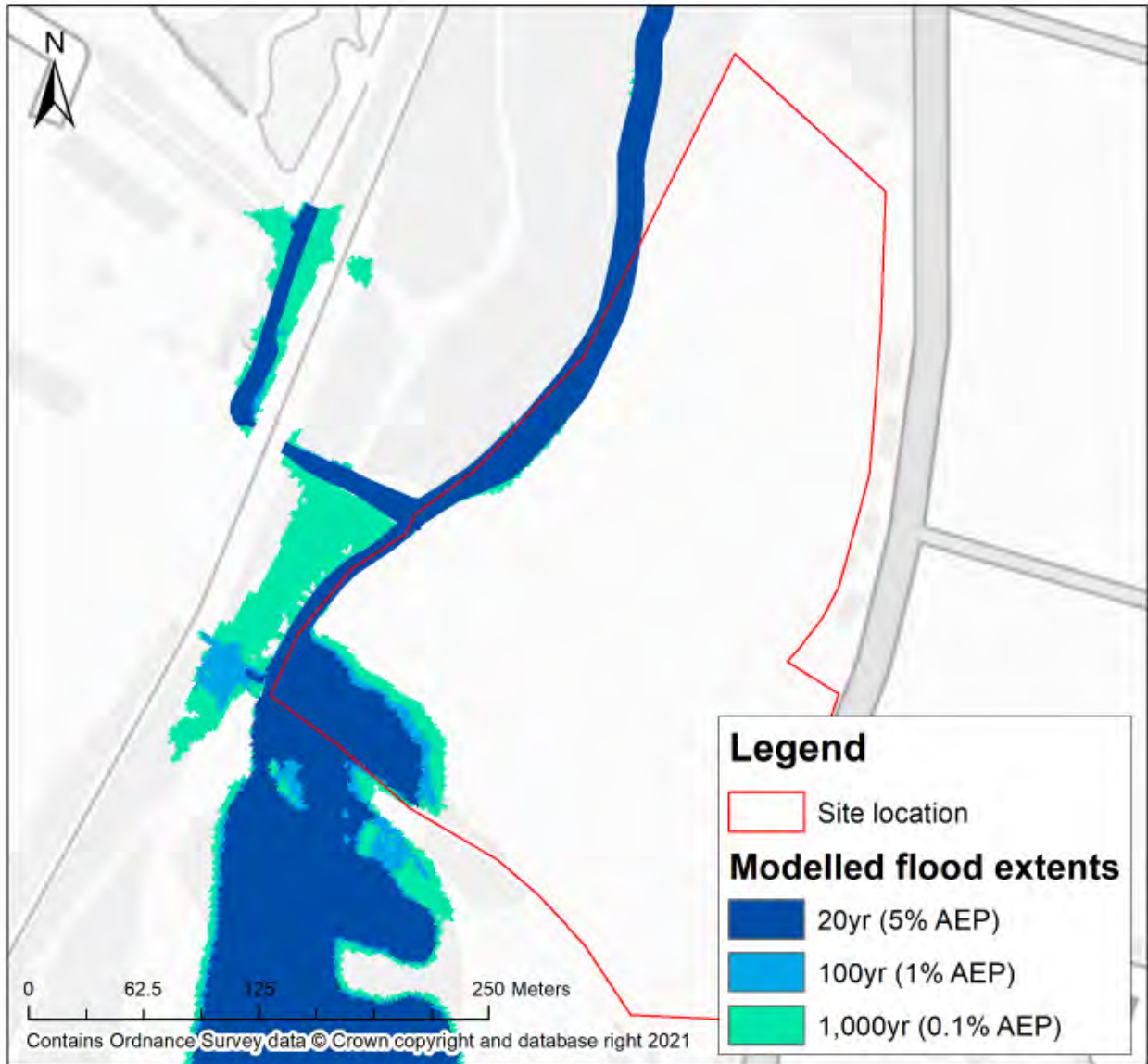


Figure 1 – Modelled flood extents

APPENDIX A ENVIRONMENT AGENCY HYDRAULIC MODELLING REVIEW

Mr Olivier Saillofest
JBA Consulting
Stable Courtyard (2)
Broughton
Skipton
BD23 3AE

Our ref: LT/2021/125985/03-L02
Your ref: Email 12 July 2021
Date: 30 July 2021

Dear Mr Saillofest

REQUEST TO CARRY OUT HYDRAULIC MODEL REVIEW FOR A RESIDENTIAL DEVELOPMENT AT SITE AT MOOR ROAD, BESTWOOD, NOTTINGHAM.

Thank you for your email dated 14 May 2021 in which you provided a link to revised files following our earlier model review.

Accompanying this letter are two spreadsheets, 1 containing our comments on hydrology aspects, and 1 on the hydraulic model review. We request you review these and we also provide the following summary:

The Environment Agency has reviewed the applicants detailed hydraulic modelling for the proposed residential development at Moor Road, Bestwood. Although “Amber” comments (recommendations) remain outstanding within the review, the compulsory “Red” comments have been overcome and addressed by the applicant. As a result, the Environment Agency deems the modelling is suitable for use, in the assessment of flood risk to the proposed site.

However, we would advise for the applicant to review the outstanding “Amber” comments at a later stage if possible (as suggested by the applicants comments within the review). As addressing these comments will provide further evidence to the suitability of the model for the proposed use.

Pre-application project ENVPAC/1/EMD/00087

I can confirm that the fee’s associated with this follow-up review is circa £2,033.34 plus an administrative fee of £100 VAT.

Environment Agency
Trentside Offices Scarrington Road, West Bridgford, Nottingham, NG2 5FA.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

Yours sincerely

Mr Nick Wakefield
Planning Specialist

Direct dial 02030 253354

Direct e-mail nick.wakefield@environment-agency.gov.uk

End

NON-REAL TIME HYDRAULIC MODEL REVIEW



Type of review

Project	Hydraulic Modelling Study at Land off Moor Road, Bestwood Village	Job Number		Required coastal standard (if applicable)	
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Model Type	1D/2D	Software	Estry/TuFlow	2nd review	3rd review	4th review
Revision		Date	27/04/2021	16/06/2021		
Area Client		Reviewer	Jacobs	Jacobs		

REVIEW SUMMARY/CONCLUSION

Is the model suitable for intended use?	<p>2nd review on 16/06/2021 All comments have been responded to and closed out.</p> <p>1st review on the 27/04/2021 Update model roughness, currently defaults to 7 (0.065) where there is no materials layer which is too high given the land use. Further details on the confidence of the sensitivity analysis could be provided in absence of calibration Provide the model log</p>
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MODEL REVIEW PROCESS

Hydraulic Model reviews are an essential component of the Hydraulic Modelling Quality Assurance (QA) process that provides confidence in a model's suitability for its intended purpose. Evidence that the model has undergone QA may be requested by external parties and hence all reviews should be written with an expectation that they could be read externally.

Should any issue(s) be raised during the review process, which require attention, the reviewer should detail the action(s) required in sufficient detail to allow the modeller to complete the changes as appropriate. Completion of this Model Review document does not automatically constitute model approval. Once the suggested changes have been completed, the reviewer may require that the model be resubmitted for further review to establish whether the actions have been completed satisfactorily. Only once all the amendments have been completed satisfactorily, will the model be approved and the quality assured by the reviewer.

It is recommended that the reviewer makes good use of the fluvial design guide chapter 7 and the user manual/help guides for the appropriate modelling software.

Depending on the work being reviewed some questions or entire sections may not be relevant, in which case they can be deleted. On completion of the review the reviewer may choose to use the following colour coding system to alert the modeller to the priority of the actions required (if any).

Colour coding used (RAG):

Green – Good practice – not strictly necessary in this case but good practice for future studies.
Amber – Useful – please follow recommendation if time allows.
Red – Must do.

HYDROLOGY REVIEW



Project	Modelling & Mapping Call-Off 2019/2020	Job Number	B550P002
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Competence level of analyst who carried out study	Level 1 – Hydrologist with minimum approval	Complexity of study	Routine	1st review	2nd review	3rd review	4th review
Revision	Second Jacobs Review	Date	16/06/2021	29/04/2021	16/06/2021		
Area Lead		Reviewer	L Bush /A Seawell				

PURPOSE OF THE HYDROLOGICAL STUDY and any particular concerns or aspects that need review.

JBA, commissioned by private developer, created a 1D-2D ESTRY - TUFLOW model to assess baseline flood risk to a predominantly greenfield site in Nottingham. The site boundary to the west is the River Leen. Two watercourses join the River Reen: one is un-named which joins upstream of site and the other is called Baker Lane Brook which joins the River Leen at/western boundary of site.

SUMMARY - IS THE HYDROLOGY SUITABLE? (CHANGED FROM FIT FOR PURPOSE, AS THIS HAS LEGAL IMPLICATIONS)

First review comment: ReFH2 and statistical compared. Statistical results chosen as final flows. In general approach is reasonable. There are a few points to be addressed to increase confidence in results - see comments in the audit to be addressed/taken into consideration.

Second review comments: the majority of the comments from the first audit have been responded to and closed out, a few amber comments still remain.

MODEL REVIEW PROCESS

Hydrology report and model reviews are an essential component of the Hydrology Quality Assurance (QA) process that provides confidence in Hydrology calculations and that they are suitable for the intended purpose. Evidence that the Hydrology has undergone QA may be requested by external parties and hence all reviews should be written with an expectation that they could be read externally.

Should any issue(s) be raised during the review process, which require attention, the reviewer should detail the action(s) required in sufficient detail to allow the Hydrologist to complete the changes as appropriate. Completion of this Hydrology Review document does not automatically constitute Hydrology calculation approval. Once the suggested changes have been completed, the reviewer may require that the Hydrology calculation be resubmitted for further review to establish whether the actions have been completed satisfactorily. Only once all the amendments have been completed satisfactorily, will the model be approved and the quality assured by the reviewer.

It is recommended that the reviewer makes good use of the fluvial design guide chapter 2

Depending on the work being reviewed some questions or entire sections may not be relevant, in which case they can be marked 'not applicable'. On completion of the review the reviewer may choose to use the following colour coding system to alert the modeller to the priority of the actions required (if any).

Colour coding used (RAG):

Green – Good practice – not strictly necessary in this case but good practice for future studies.
Amber – Useful – please follow recommendation if time allows.
Red – Must do.

Conclusion

Conclusion of Review

Item No.	Item Checked	1st Review Comments	1st Review Actions	1st Review Response (12/05/2021)	2nd Review Comments	2nd Review Actions	2nd Review Response (DATE)
14	Have the design flows been checked for spatial consistency, e.g. at confluences and along reaches?	Stated in section 7.4 that flows increase reasonably downstream along the FEPs.					
14.1	Have they been checked against flood peaks in the gauged record, and any longer-term flood history?	No gauged peaks as gauge on River Leen is downstream of the modelled area. Flood history data deemed in report as unreliable and also dating from 1998.	It might still be useful to compare despite/along with the caveats of the old data set technique and likely catchment changes.	Gauge data is too patchy to use for QMED or any floods. A check of the hydrograph shape was done to compare with RL_02 and was found that ReFH2 hydrograph shape has an acceptable shape and width.	It would be helpful to include this comparison of hydrograph shape in the report.	Include comparison graph and brief explanation.	
14.2	Have the 1% and 0.1% AEP growth factors been derived and sense-checked? If the 1% AEP growth factors are outside the typical range, has a justification been provided?	Pass, stated in section 7.4.					
14.3	Have the results been compared with any from other studies and justification given for any differences?	Previous modelling in 2007 resulted in higher flows. Justification given that the development site modelling (2021) is using up-to-date information and therefore more reliable.					
14.4	Has enough information been given to enable the work to be reproduced?	In general the FEH Report is well filled out. A comparison on the changes in catchment schematisation (before and after) would be useful.	A comparison on the changes in catchment schematisation (before and after) would be useful.		Original comment still stands		

14.5	Other comments	Previous modelling suggests higher flows. ReFH2 results in higher flows than the preferred final choice (statistical) can a sensitivity be run with the ReFH2 flows to see changes of flooding at the site as comparison	See comment				
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Original comment still stands

APPENDIX B
FLOOD RISK NOTE ADC2038-RP-D-V3, 15/09/20

ADC2038
Land west of Moor Road, Bestwood Village, Nottinghamshire
Flood Risk Note
15/09/2020

1. ADC Infrastructure Ltd were appointed to undertake a Flood Risk and Drainage Scoping Study to support the promotion of residential development on land west of Moor Road at Bestwood Village, Nottinghamshire (see report ref: ADC2038-RP-A-v4 Flood Risk and Drainage Scoping Study).
2. The findings of the study found an apparent discrepancy between the flood mapping, flood modelling data and topography at the site in relation to the Flood Zone 2 outline.
3. The Environment Agency online flood mapping shows that northern and southern areas of the site are in Flood Zone 1. However western areas and a strip running across the centre of the site are shown to be in Flood Zone 2. There is a marginal encroachment of Flood Zone 3 into the west of the site along the banks of the River Leen.
4. Modelled fluvial flood level data for the River Leen has been obtained from the Environment Agency and shows that the 1 in 100 year and 1 in 1000-year flood extents only encroach marginally within the site. The 1 in 100-year modelled flood extents appear to match the Flood Zone 3 outline from the 'Flood Map for Planning' which is as expected. However, the Flood Zone 2 extents appear somewhat erroneous and cover a significantly greater portion of the site than the modelled 1 in 1000-year flood extents. Normally, the modelled 1 in 1000-year flood extents would be expected to be similar to Flood Zone 2.
5. In the approximate location of the Flood Zone 2 strip that extends east into the site there is a low point in the general topography, but the Flood Zone 2 outline is not aligned with the contours or the low point and appears to over-estimate the extents of Flood Zone 2. Together with the difference between the modelled flood levels and the Flood Zone 2 outline, it appears that the Flood Zone 2 outline does not reflect the site conditions or predicted fluvial flood extents from the River Leen.
6. The development will include an internal access road that runs through the centre of the site, however it will be significantly above the 1 in 1000 year flood level so it is considered an appropriate vehicular route within the site and at low risk of flooding. Furthermore, the site access in the south east onto Moor Road is also well above the 1 in 1000 year flood level.
7. Further consultation and clarification of the Flood Zone 2 outline has been undertaken with the Environment Agency and Lead Local Flood Authority as it appears that it may be based on historic flood extents, but no supporting information from other sources has not been found to corroborate the historic flood outline.

Environment Agency consultation

8. The Environment Agency consultation response (see attached letter dated 20/08/20) provides comments based on a review of the Flood Risk Scoping Study and the salient points are summarised as follows:
 - i. A flood map challenge would be required to facilitate any changes to the Flood Zone 2 outline; however, the topographical evidence would be considered when the Environment Agency review the Flood Risk Assessment at planning stage.
 - ii. The modelled flood level data is from 2007 and does not incorporate the latest climate change allowances. However, in the absence of more up to date flood levels, the

- Environment Agency has accepted the use of the 1 in 1000-year flood levels to set the limits of the development which is deemed to be a conservative approach.
- iii. Residential development is compatible with the site, but flood mitigation measures will be required which is principally that the finished floor levels should be set above the 1 in 1000-year flood level.
9. In summary, whilst the Environment Agency will require a formal flood map challenge to enable changes to the Flood Zone 2 outline, they have provided detailed flood mitigation comments that will allow the development extents to be established based on the current modelled flood levels and topographical levels on the site. This is the approach that is proposed in the Flood Scoping report and has been used to determine the current masterplan layout.

Lead Local Flood Authority consultation

10. The Lead Local Flood Authority consultation response (see attached email dated 26/05/20) confirms that they are happy with the results of the scoping report, however further detailed assessment of flood risk from the River Leen would be required in the Flood Risk Assessment to support the future planning application. The LLFA pointed out that future strategic catchment wide hydraulic modelling and revision of climate change allowance should be included in the Flood Risk Assessment should updated information be available prior to the planning application.

Summary

11. The EA and LLFA consultation responses on the Flood Risk Scoping Study have provided positive comments and show that residential development would be appropriate at the site in terms of flood risk. The EA has confirmed parameters to be used to establish the development extents based on the current flood risk data, therefore going forward more detailed assessment of flood risk can be undertaken in conjunction with topographical data to support a future planning application.

ENVIRONMENT AGENCY RESPONSE

Mr Richard Winn
A D C Infrastructure Ltd
3a King Edward Court,
King Edward Street
Nottingham
NG1 1EW

Our ref: LT/2020/125331/01-L01
Your ref: Email 18 June 2020
Date: 20 August 2020

Dear Mr Winn

**REQUEST TO REVIEW FRA FOR A RESIDENTIAL DEVELOPMENT AT
SITE AT MOOR ROAD, BESTWOOD, NOTTINGHAM.**

I refer to your request to review the FRA submitted with your email dated 18 June 2020 and I apologise for the delay in replying and we thank you for using the pre planning application service the Environment Agency provides.

We have reviewed the submitted documentation; Flood Risk Assessment (FRA – Land West of Moor Road, Avant Homes, ADC Infrastructure, ADC2038-PR-C, 29/04/2020).

Please review our comments below:

Flood Zones

We agree the site is situated within Flood Zones 3a, 2 and 1. The applicant has investigated that the allocation of a section of Flood Zone 2 on the proposed site may be incorrect. This is from the topographic data provided by the applicant and the historical outlines. Unfortunately, until a flood map challenge has been submitted and accepted by the Environment Agency, the planning application will be reviewed with the existing Flood Zone 2 outline. However, the above will be taken into consideration when we review the FRA.

Vulnerability Classification

The application is for residential dwellings which have been identified to have a vulnerability classification of “More Vulnerable”. This type of development is compatible with Flood Zones 2 and 3a. However, the applicant will need to apply flood mitigation measures to ensure the future occupants are safe for the designed lifetime of the development and it doesn't increase the flood risk to others (National Planning Policy Framework, 2019).

The applicant should assess if a sequential and exception test are required within the

Environment Agency
Trentside Offices Scarrington Road, West Bridgford, Nottingham, NG2 5FA.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

Flood Risk Assessment. Both tests are not within the Environment Agency's remit to assess and we would advise consulting with the LPA. Further information on the test can be found on the following .gov websites;

Sequential Test - <https://www.gov.uk/guidance/flood-risk-and-coastal-change#Sequential-Test-to-individual-planning-applications>

Exception Test - <https://www.gov.uk/guidance/flood-risk-and-coastal-change#The-Exception-Test-section>.

Flooding Situation

The site is at risk of flooding from the River Leen (Main River) as correctly identified by the applicant. The River Leen at this location is undefended from formal flood defences. The latest available hydraulic model for the River at this location is the; River Leen and Day Brook SFRA, Black and Veatch, 2007. The applicant has identified that the model doesn't contain the required climate change allowance for "more Vulnerable" developments which is the "Upper End" (50% for the Humber Basin). The applicant has suggested using the 1 in 1000 Year Fluvial Flood Event (0.1% Annual Exceedance Probability, AEP) as a conservative proxy, we accept this approach. The hydraulic model doesn't contain any flood height, depths or velocity data but only has outline of a range of flooding events and in channel heights/flows. We would advise for the in channel model nodes heights to be used as an equivalent of the heights which would be experienced on site. We would like to make the applicant aware that the two model nodes they have used for the site are either adjacent or downstream (159 and 161). We would advise using the model node 163 as this is slightly upstream of the site and will give the best assessment of flood risk across the entire site.

An alternative to the above would be for the applicant to undertake a site specific hydraulic model which includes the proposed development. The existing Environment Agency model may be adapted for the proposed site. The model will need to be reviewed by the Environment Agency which may take a minimum of 4 weeks to complete. Please note these timescales are estimates as it may be longer during Flooding/Environmental Incidents due to the Agency being a category 1 responder. The impacts of Covid-19 have also impacted the work capacity available. It is advised requesting a timeframe when submitting a hydraulic model to be reviewed. You may request the latest model by requesting a RFI (Request for Information) which is free of charge from the EMDenquiries@environment-agency.gov.uk inbox. A list of the site specific products available can be found here; <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

Flood Mitigation Measures

The applicant has proposed setting finished floor levels above the 1 in 1000 Year (0.1% AEP) River Leen Fluvial Flood Event, which is considered the conservative equivalent of the 1 in 100 Year (1% AEP) River Leen Fluvial Flood Event plus 50% Climate Change. We would suggest using the upstream in channel node (163) flood height of 56.31 metres Above Ordinance Datum (AOD) as the minimum finished floor level (FFL). This height is considered the minimal but we would welcome the 600mm freeboard as referenced within the FRA.

The applicant has identified that local ground raising may be required on site to achieve the minimum FFL height. We would like to stress that this catchment is fast responding with "More Vulnerable" uses downstream at risk of flooding. We would expect floodplain compensation to be provided on a level by level basis for any floodplain lost up to the 1 in 1000 Year River Leen Flood Event Height of 56.31m AOD (In this case the equivalent of the 1 in 100 Year River Leen Fluvial Flood Event plus 50% Climate Change Allowance). Further guidance on floodplain compensation can be found on the following

.gov website; <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.

The applicant will need to undertake a site specific topographical survey of the existing site. We would also expect the applicant to provide ground level heights post development, we would recommend a drawing showing this with the finished floor level heights included.

Access and Egress

Further detailed assessment of the safe access and egress to the proposed development will be required with the data from the upstream node. The applicant should provide the safe access and egress routes from the site and describe any flooding conditions (During a range of events including extremes) which may be experienced by future users. If the safe access and egress routes experience flooding the hazard rating for this should be provided to the LPA. It is the LPA who decide if the information submitted by the applicant is adequate but the Environment Agency can object on the grounds that not information has been provided for the LPA to make an informed decision.

Easement Strip

As you have mentioned within the FRA a minimum of an 8 metre easement strip must be maintained from the top of the river Leen bank. This easement strip should be accessible by vehicles to allow for our field teams to undertake essential maintenance or emergency repairs. The easement strip will also provide an optional area for future flood defence improvements if deemed necessary by the Environment Agency.

Environmental Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Yours sincerely

Mr Nick Wakefield
Planning Specialist

Direct dial 02030 253354

Direct e-mail nick.wakefield@environment-agency.gov.uk

LEAD LOCAL FLOOD AUTHORITY RESPONSE

Richard Winn

From: Deniz McAndrew <Deniz.McAndrew@nottscc.gov.uk>
Sent: 26 May 2020 09:52
To: Richard Winn
Cc: Callum Smith
Subject: RE: ADC2038 - Moor Road , Bestwood Village

Hi Richard,

Thanks for your time to have a quick chat this morning, much appreciated.

As I understand, the site is currently still in the scoping stage and as such I've formulated a few items that I would wish to be considered at the more detailed stages for the site at Bestwood Village:

- I am aware that you are still awaiting comments from the Environment Agency and as such, when Nottinghamshire County Council are reconsulted at a later stage, I would like to see their views on the site given the future strategic catchment wide hydraulic modelling that will be undertaken;
- Although the current guidance states that Climate Change is considered based on River Basins, updated guidance is still imminent and the current 50% CC uplift has the potential to be greater and as such, the 1 in 1000 year flood extent in terms of future proofing the development, may not be the greatest extent (In reference to 5.16 in the scoping report);
- There is a small area within the site red line boundary of surface water ponding due to a topographical low spot, as part of the detail design, we would expect this to be reprofiled to allow positive drainage on site;
- From looking at the high level drainage calculations that have been carried out for the scoping exercise, it looks as though the standard maximum discharge of 5 l/s per hectare of developable area can be met. I'd just like to clarify that you agree with this statement based on the work done so far?; and
- As part of the detailed stages, we would look to see more information on the use of SuDS throughout the site, in particular the proposed detention basins at the western low parcel of the site.

I am happy with the scoping report and we look forward to seeing more detailed plans and outlines in the detailed FRA and Drainage Assessment at a future date.

Many thanks,
Deniz

Deniz McAndrew
Principal Flood Risk Management Officer - Flood Risk Management
Highways and Transport

Nottinghamshire County Council

Tel: 0115 9772135
Mob: 07580 979996

deniz.mcandrew@nottscc.gov.uk | flood.team@nottscc.gov.uk | www.nottinghamshire.gov.uk

Flood Risk Management Team, Nottinghamshire County Council,
County Hall, Loughborough Road, West Bridgford, Nottingham, NG2 7QP



From: Callum Smith <Callum.Smith@nottsc.gov.uk>
Sent: 26 May 2020 08:09
To: Deniz McAndrew <Deniz.McAndrew@nottsc.gov.uk>
Subject: FW: ADC2038 - Moor Road , Bestwood Village

Hi Deniz,

Thanks for that

Many thanks,

Callum Smith

Callum Smith
Principal Officer - Flood Risk Management
Highways and Transport

Nottinghamshire County Council

Tel: 0115 9773100

callum.smith@nottsc.gov.uk | flood.team@nottsc.gov.uk | www.nottinghamshire.gov.uk

Flood Risk Management Team, Nottinghamshire County Council,
County Hall, Loughborough Road, West Bridgford, Nottingham, NG2 7QP



From: Richard Winn <Richard.Winn@ADCInfrastructure.com>
Sent: 20 May 2020 09:17
To: Callum Smith <Callum.Smith@nottsc.gov.uk>
Subject: RE: ADC2038 - Moor Road , Bestwood Village

Hi Callum

As requested, please see attached a copy of the report.

Kind regards

Richard Winn BEng(Hons) CEng MICE
Associate – **ADC Infrastructure Limited**
M: 07980 004561

In response to current events we are all still working, but from home.
Please continue to contact us in the usual way via email addresses and mobile numbers.
If you have difficulties, please use the Office@ADCInfrastructure.com email address.

Suite 3a King Edward Court, King Edward Street, Nottingham, NG1 1EW
richard.winn@ADCInfrastructure.com
www.ADCInfrastructure.com

From: Callum Smith <Callum.Smith@nottsc.gov.uk>
Sent: 20 May 2020 07:50

To: Richard Winn <Richard.Winn@ADCInfrastructure.com>

Subject: RE: ADC2038 - Moor Road , Bestwood Village

Hi Richard,

Im afraid that link isn't working for me, any chance you could resend?

Many thanks,

Callum Smith

Callum Smith

Principal Officer - Flood Risk Management
Highways and Transport

Nottinghamshire County Council

Tel: 0115 9773100

callum.smith@nottsc.gov.uk | flood.team@nottsc.gov.uk | www.nottinghamshire.gov.uk

Flood Risk Management Team, Nottinghamshire County Council,
County Hall, Loughborough Road, West Bridgford, Nottingham, NG2 7QP



From: Richard Winn <Richard.Winn@ADCInfrastructure.com>

Sent: 15 May 2020 15:08

To: Callum Smith <Callum.Smith@nottsc.gov.uk>

Cc: Flood Team <flood.team@nottsc.gov.uk>

Subject: RE: ADC2038 - Moor Road , Bestwood Village

Hi Callum

Thank you for your response below on 8th April regarding the proposed residential development site at Bestwood Village.

We have since undertaken promotion of the site with Ashfield District Council and submitted our flood risk scoping study to them as part of the site assessment evidence base which contains justification on the inaccuracy of FZ2 and details of our consultation with yourself as LLFA and the Environment Agency. However one of the principal concerns they have responded on is flood risk which we believe is due to the flood mapping extents, notwithstanding the inaccuracy of FZ2, and we have been asked to demonstrate that the relevant stakeholders are on-board with the flood risk and drainage strategy. Therefore I enclose a link to the flood risk scoping study and would be grateful if you could review and provide further comment as to the acceptability of the flood risk and drainage strategy. We have been given until 29 May 2020 to provide ADC with further information.

<https://www.dropbox.com/s/y0q5hfc1atf4ccx/ADC2038-RP-A-v4%20%28Flood%20Risk%20%26%20Drainage%20Scoping%20Study%29.pdf?dl=0>

Please let me know if there is anything else you require to assist with this.

Kind regards

Richard Winn BEng(Hons) CEng MICE

Associate – [ADC Infrastructure Limited](#)
M: 07980 004561

In response to current events we are all still working, but from home.
Please continue to contact us in the usual way via email addresses and mobile numbers.
If you have difficulties, please use the Office@ADCInfrastructure.com email address.

[Suite 3a King Edward Court, King Edward Street, Nottingham, NG1 1EW](#)
richard.winn@ADCInfrastructure.com
www.ADCInfrastructure.com

From: Callum Smith <Callum.Smith@nottscc.gov.uk>
Sent: 08 April 2020 07:46
To: Richard Winn <Richard.Winn@ADCInfrastructure.com>
Subject: RE: ADC2038 - Moor Road , Bestwood Village - Initial Enquiry

Hi Richard,

Providing you are able to adequately show and reference this within the planning application and the subsequent FRA to support it I have no major concerns regarding the below.

Please ensure that it is in clear within the FRA re the information below.

Many thanks,

Callum Smith

Principal Flood Risk Management Officer
Highways and Transport

Nottinghamshire County Council

Tel: 0115 9773100 | 0115 9774917
callum.smith@nottscc.gov.uk | flood.team@nottscc.gov.uk |

Flood Risk Management Team, Nottinghamshire County Council,
County Hall, Loughborough Road, West Bridgford, Nottingham, NG2 7QP



Website: www.nottinghamshire.gov.uk
Twitter: <http://twitter.com/nottscc>
Facebook: www.facebook.com/nottinghamshire

From: Flood Team <flood.team@nottscc.gov.uk>
Sent: 03 April 2020 14:51
To: Callum Smith <Callum.Smith@nottscc.gov.uk>
Subject: FW: ADC2038 - Moor Road , Bestwood Village - Initial Enquiry

From: Richard Winn <Richard.Winn@ADCInfrastructure.com>
Sent: 03 April 2020 14:17
To: Flood Team <flood.team@nottscc.gov.uk>
Cc: Matthew Genn <Matthew.Genn@ADCInfrastructure.com>
Subject: FW: ADC2038 - Moor Road , Bestwood Village - Initial Enquiry

Dear flood team

Further to the email below, please can you provide an update on the enquiry. I appreciate that the current situation is likely to be affecting responses.

In the intervening period we have undertaken flood risk scoping and would welcome your comments on the following.

We have obtained modelled flood level data for the River Leen from the Environment Agency and the 1 in 1000yr modelled flood level differs significantly from the flood zone 2 outline (see enclosed flood outlines plan). The drawing shows that the FZ2 outline does not reflect the topography of the site and there are areas above the 59m contour in FZ2, but there are areas below the 57m contour outside FZ2. The modelled 1 in 1000 year flood level varies from 55.8m AOD in the north to 54.87m AOD in the south which is clearly different from the FZ2 outline.

The flood zone 2 outline is potentially based on a historic flood outline and this has been queried with the Environment Agency to determine the source of the data. In any event the analysis of the FZ2 outline shows that it does not appear to be a reliable source of information to inform the development extents and flood risk assessment for the site.

In terms of the development extents it is proposed to base them on the modelled flood level data for the River Leen and the topography of the site rather than using the FZ2 outline. Therefore a development extent approximately following the 56m contour would be proposed with finished floor levels given an appropriate freeboard above the 1 in 1000 year modelled flood level. Please can you confirm whether this would be acceptable.

In terms of the drainage strategy a significant portion of the south west of the site is shown in FZ2 but is above the 1 in 1000 year flood level. Therefore would it be acceptable to locate SuDS including a detention basin in this FZ2 area of the site as long as it does not encroach within the 1 in 100 year + climate change extents?

I look forward to your response.

Kind regards

Richard Winn BEng(Hons) CEng MICE

Associate – ADC Infrastructure Limited

M: 07980 004561

In response to current events we are all still working, but from home.
Please continue to contact us in the usual way via email addresses and mobile numbers.
If you have difficulties, please use the Office@ADCInfrastructure.com email address.

Suite 3a King Edward Court, King Edward Street, Nottingham, NG1 1EW
richard.winn@ADCInfrastructure.com
www.ADCInfrastructure.com

From: Matthew Genn
Sent: 11 February 2020 11:21
To: Flood Team <flood.team@nottsc.gov.uk>
Subject: ADC2038 - Moor Road , Bestwood Village - Initial Enquiry

Morning,

We're currently working on a flood risk and drainage scoping report for a site off Moor Road in Bestwood Village

The location details for sites are as follows:

Land off Moor Road,
Bestwood Village,
Gedling, Nottinghamshire,
NG6 8UN

X – 455089, 348338

The development proposals are still fairly high level at this stage and are still to be determined, although it is likely to be a residential development. As such please find attached the latest red line boundary plan that I have for your reference. The current boundary has been set to take account of the current Flood Zone 2 extents (see attached), with the proposed developable area being the land within Flood Zone 1.

I am concurrently obtaining the available Environment Agency modelling data with the view to amend these boundaries accordingly, which will ultimately determine the number of properties. However, based on the current net developable area of 5.97ha, and using an approximate value of 25 properties per ha, there is scope for 150 properties onsite (subject to change).

Although, I wanted to get in contact with yourselves to check whether there was any other guidance that I needed to be aware of whilst completing my FRA and Drainage Strategy report. Any information that you do have would be greatly appreciated, and would help to provide some additional context to the report.

Kind Regards,

Matthew

Matthew Genn

Engineer – ADC Infrastructure Limited

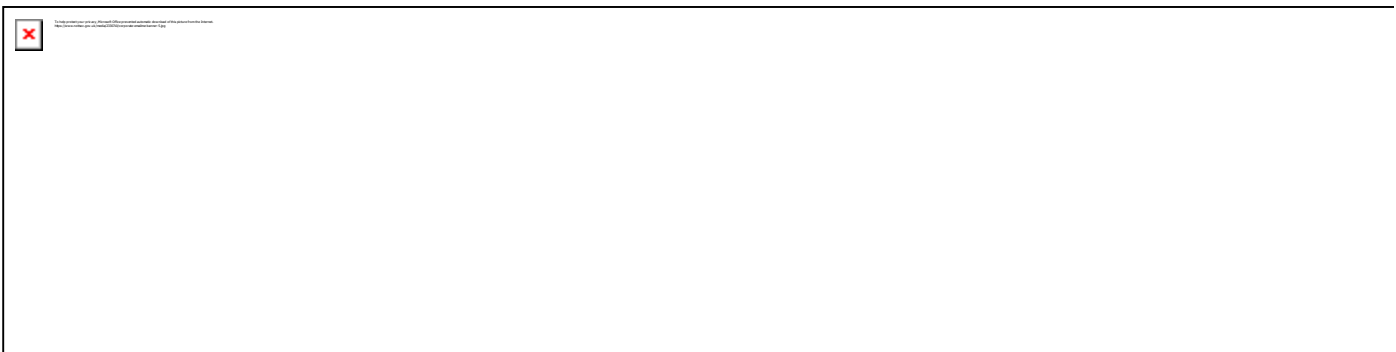
Suite 3a, King Edward Court, King Edward Street, Nottingham, NG1 1EW

tel: 0115 941 4817

Matthew.Genn@ADCInfrastructure.com

www.ADCInfrastructure.com

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Green Belt Review

Land West of Moor Road, Bestwood Village



Green Belt Review

Land West of Moor Road, Bestwood Village



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Appendix A: Figures

Appendix B: Ashfield Strategic Green Belt Review 2016 (Extracts)

Appendix C: Opportunities and Constraints Diagram

1. Introduction and Policy Background

- 1.1. This report considers the contribution that the site to the west of Moor Road, Beswood Village, Nottinghamshire makes to the wider Nottingham and Derby Green Belt.
- 1.2. The site (see Figure 1), comprises 8.74ha of arable farmland to the west of Moor Road on the northern edge of Beswood Village.

Methodology

- 1.3. This review has been undertaken by a Chartered Landscape Architect, Urban Designer and Member of the Royal Town Planning Institute. It has involved a desk based appraisal of relevant planning policies, mapping and aerial photographs as well as a site visit to the site and wider area to appraise the characteristics and visual context of the site and its surrounding area. The review considers the contribution that the site makes to the five 'purposes' of the Green Belt as set out in the National Planning Policy Framework (NPPF) (February 2019).

National Planning Policy Framework (NPPF)

- 1.4. The NPPF (paragraph 133) states that the Government attaches 'great importance' to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 1.5. The five purposes of the Green Belt set out in the NPPF (paragraph 134) are
 - a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 1.6. The NPPF (paragraph 136) states that once established, Green Belt boundaries should only be altered where 'exceptional circumstances are fully evidenced and justified'.

Ashfield Local Plan Review (2002)

- 1.7. The site lies in the south-eastern edge of Ashfield District. Bestwood Village is situated on the western edge of Gedling Borough whilst Nottingham City Council's boundary is situated to the south of Bestwood Village.
- 1.8. The Ashfield Local Plan Review 2002 'Saved' Policy EV1 covers development in the Green Belt, stating that permission will not be granted for inappropriate development in the Green Belt, except in very special circumstances. Supporting paragraph 3.17 states that *"Unless there is an overriding need, dwellings are usually best sited within existing villages or, failing that, close to existing buildings, in order to preserve the openness of the Green Belt."*

Ashfield Strategic Green Belt Review (2016)

- 1.9. This Green Belt Review was carried out by Ashfield District Council as part of the Local Plan process. The review considered the appropriateness of existing Green Belt boundaries and a means of identifying the most important areas of Green Belt. This review is described in paragraph 1.4 as a technical exercise and does not determine whether or not land should remain or be excluded from the Green Belt. It is the role of the District's emerging Local Plan to formally revise Green Belt boundaries and to allocate land for development, where appropriate, having taken into account all relevant planning considerations.
- 1.10. Whilst a Strategic Green Belt Review took place in August 2013 as part of the Local Plan process, following the submission of the Local Plan the Planning Inspector raised concerns in respect of its approach, making it necessary to revisit the work. The criteria that Ashfield District Council used in its 2016 review are provided in Appendix B. These appraisals range from 1* to 5* for each of the five Green Belt 'purposes'. Higher scoring sites are described as being generally the most important in Green Belt terms.
- 1.11. The site, together with the woodland to the west and country park to the south comprise Area H04 in the Green Belt Assessment Appendix 8 (see Appendix C). The site forms part of Sub-area 1. The 2016 Appraisal score is shown in Table 1.1

Table 1.1 Ashfield District Council Strategic Green Belt review 2016: Area H04/Site 1

Green Belt Review

Land West of Moor Road, Bestwood Village



Check the unrestricted sprawl of settlements	4	<ul style="list-style-type: none"> • A very small part of two boundaries adjoin Bestwood settlement boundary (south east corner of site). • Development of this site would not 'round off' existing settlement. • The site is well contained by the railway line/embankment and by the River Leen to the west (River Leen runs through the site) and by Moor Road to the east. A public footpath and trees/hedgerow runs along the south boundary (boundary shown on the 1835 Sanderson's Map). • The site is partially visually connected to the existing settlement. Bestwood settlement 'turns its back' on the site but development can be viewed from the site. • The land is slightly sloping downhill from Moor Road towards the River Leen (east to west). • The River Leen runs through the site.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> • Development of this area would extend beyond the furthest point of the existing built up area, and would significantly reduce the gap between Hucknall and Bestwood. • The existing gap created by this site is approximately 400 metres. Development of this site would result in the merging of Hucknall with Bestwood. Gedling Borough Council also have a housing allocation opposite the site and once this is developed the affect of development on site 1 would be even greater. • The River Leen and railway line/embankment to the west form a physical separation between Bestwood and Hucknall
Assist in safeguarding countryside from encroachment	3	<ul style="list-style-type: none"> • There is some inappropriate development on the site – residential properties along Moor Road. • The site comprises residential ribbon development on the eastern boundary and open countryside to the west. The site is partially urban fringe and open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact the setting and special character of Bestwood Conservation Area (in Gedling Borough), as the site is not visible from Bestwood and existing modern development separates the two. • For future consideration - Forge Mill (Grade II Listed Building) adjoins the site to the south.
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.

- 1.12. The shows that parcel in which the site is located (Site 1) is judged to play a relatively important role in 'checking the unrestricted sprawl of settlements' (4*) and preventing neighbouring settlements (Hucknall and Bestwood) from merging (5*). The assessment notes that with the development of the land opposite the site to the east of Moor Road, the importance of this function would be even greater. The role of the parcel in safeguarding countryside from encroachment is given 3*, reflecting the presence of some 'inappropriate development' along Moor Road and its urban fringe character.
- 1.13. The parcel of land has a low (1*) score in relation to preserving the setting and special character of historic settlements as it is considered to have no adverse impact on the setting and special character of Bestwood Conservation Area. The Review states that its impact on Forge Mill will require consideration as it's at the southern end of the site, however this listed building is actually at the southern end of Site 3, not Site 1.
- 1.14. The Green Belt Review does not appraise how Area H04 contributes to 'Assisting in urban regeneration' as it considers that all sites in the Green Belt assist in urban regeneration and is not therefore a matter of difference between sites.
- 1.15. Given that the this Green Belt Review appraises the Land West of Moor Road as part of a wider land parcel and was carried out four years ago, prior to the development of land to the east of the site for example, Section 2 of this report re-visits these five purposes of the Green Belt and re-evaluates the contribution that the site makes to the wider Green Belt.

2. Green Belt Review

Introduction

2.1. Section 2 appraises the contribution that the site makes to the five 'purposes' of the green belt, utilising the definitions set out in the Ashfield District Council Strategic Green Belt Review 2016 (see Appendix B). As this review is not comparing the site to any other Green Belt sites, it takes a qualitative approach rather than giving numerical values to the contribution that the site makes to the Green Belt purposes.

Purpose 1: Checking the unrestricted sprawl of large built up areas

2.2. The Ashfield District Green Belt Review considers that the less important green belt sites (1*) have 'two or more boundaries adjoin a settlement' or round off an existing settlement. These sites are well contained by strong physical features which can act as defensible boundaries. They do not extend over topographical features.

2.3. The site to the west of Moor Road lies on the north-western edge of Bestwood Village, opposite a new housing development (under construction at the time of writing) on the eastern side of Moor Road as well as existing homes on The Spinney. Beyond these to the east there is a new school and. To the immediate east of the northern part of the site there is a further ribbon development of a few bungalows and houses on Moor Road. The northern boundary of the site also abuts an existing house and grounds which is accessed off Moor Road.

2.4. To the south of the site, at its eastern corner, there are further houses on the western side of Moor Road. Adjacent to the southern site boundary there is also a formal, asphalt cycle/pedestrian route with street lighting, which forms a pedestrian extension to the village, providing access to the Country Park and wider cycle network and Hucknall beyond. Whilst the Country Park is open in nature, it forms part of Bestwood Village in terms of its recreational function.

2.5. The majority of the northern and eastern boundaries of the site therefore adjoin the built form of Bestwood. Whilst part of the southern edge of the site is adjacent to the Country Park, the formal nature of the route here, together with the recreational nature of the Country Park gives this area a semi-urban character that also links strongly to Bestwood Village. We therefore consider that the site adjoins two or more boundaries of a settlement and contributes to the rounding off of the village.

2.6. In terms of visual containment, the site is well contained, especially from the wider Green Belt to the north, west and south. To the north, the grounds of an existing property contain a large number of mature trees, forming part of a wider woodland. This wooded character wraps around to the western side of the site, where woodland forming part of the wider Country Park extends the full length of the site's western boundary. The undulating nature of the landform in this area means that the woodland rises up the side of an embankment, which ultimately culminates in a disused railway embankment. As a result, both the topography and vegetation along the north and west of the site provide excellent visual containment.

- 2.7. Existing scrub and tree vegetation along part of the site's southern boundary together with mature trees along the northern boundary of the Country Park provide further visual containment to the south. Whilst there are glimpsed views towards the site in the winter months from a few areas of the northern part of the Country Park close to its northern boundary these are very limited. With further mitigation planting along the southern boundary of the site, views the south could be virtually eliminated, especially during the summer months. Currently public views into the site are most notable from a short stretch of Moor Road adjacent to the eastern boundary of the site opposite existing housing on The Spinney and new housing development east of Moor Road opposite the site. Here, due to the presence of the existing housing to the east, south and north, Moor Road still feels part of Bestwood Village. These existing properties help screen wider views from the east, providing further visual containment. Whilst there are also some longer distance (up to 1km away) views of the site from the elevated land to the north-east of Bestwood Village, from here the site is partially concealed by housing and vegetation in Bestwood in the foreground, meaning any new housing would not form a dominant element in the view.
- 2.8. In summary, we consider that the site is a 'low importance' site in terms of checking unrestricted sprawl, according to the assessment matrix set out in the Ashfield Strategic Green Belt Assessment.

Purpose 2: Preventing neighbouring towns merging into each other

- 2.9. The Ashfield District Green Belt Review considers that the less important green belt sites (1*) would not reduce the size of the gap between settlements or would result in only very limited reduction. More important sites would result in a 'moderate' reduction in the size of the gap (3*) or would result in the complete/virtually complete merging of settlements (5*).
- 2.10. Currently, the distance between Moor Road to the east of the site (the eastern boundary of the Green Belt) as far as the eastern boundary of Enterprise Park, Hucknall (the western boundary of the Green Belt) is approximately 370m. This includes the woodland to the west of the site as well as the site itself. If the site were to be developed, it would retain a significant amount of public open space, especially wrapping around its western boundary. Assuming that the built development extends to the area shown on the concept plan shown in Appendix D, the Green Belt is therefore likely to reduce to approximately 200m. This would be a reduction of approximately 170m in the width of the Green Belt at this point. Whilst this is a relatively short distance, it is acknowledged that due to the current narrow width here, this would be a reduction of almost 50%. Whilst this is a significant proportion of this part of the Green Belt here, the physical character of the remaining part of the Green Belt, combined with its wooded, ridgeline character and designated Country Park status, mean that the settlements of Bestwood Village and Hucknall would never merge and would remain just as visually separate as prior to any development.
- 2.11. In summary, whilst the proposals would result in a reduction in the width of the Green Belt which could result in it being given a 3* or 4* (moderate importance) rating when judged using the definitions set out in the Ashfield District Green Belt Review (2016), the remaining 200m of Green Belt will still be able to fulfil its function of preventing the merging of Bestwood Village and Hucknall, both in physical and visual terms. As such, this strong context is judged to reduce the importance that this part of the Green Belt has to the prevention of the two towns merging.

Purpose 3: Assisting in safeguarding the countryside from encroachment

- 2.12. The Ashfield District Green Belt Review considers that the less important green belt sites (1*) retain a large amount of existing inappropriate developments which have caused a significant degree of encroachment (1*) whilst the most important sites (5*) do not have any inappropriate developments or encroachments.
- 2.13. Whilst the site comprises a three arable fields and associated hedgerows, it is set on the edge of Bestwood Village and has urban fringe characteristics in terms of its visual context, including highways and pedestrian/cycle routes with street lighting around its eastern and southern boundaries. It is also of interest to note that on the 1886 Ordnance Survey Map the site is shown as including a lime-kiln and associated tramway together with earth works on its south eastern side, associated with the wider industrial context, including an adjacent tramway along Moor Road to the east, brickworks to the north and colliery to the south-east. As such, this 'countryside' has already undergone change and encroachment in the past. The Ashfield District Green Belt Review describes the site and its adjacent area as 'partially urban fringe and open countryside in character' giving it a score of 3*.
- 2.14. The development of the site would therefore result in the change of three arable fields to a relatively small area of new homes and associated open space, set within a wooded backdrop to the north and west. Whilst this would result in the loss of approximately 8.74ha of land that can be defined as urban fringe countryside, its impact on the wider countryside would be minimal, due to the existing visual containment and integration with the built form of Bestwood Village to the east and south. The Leen Valley Country Park to the immediate south and west and presence of existing dwellings to the east and north would ensure that the removal of the site from the Green Belt would not result in any further encroachment of the wider countryside.

Purpose 4: Preserving the setting and special character of historic towns

- 2.15. The site does not form part of the setting of an historic town and is only seen in conjunction with modern housing on the edge of Bestwood Village.
- 2.16. The Ashfield District Green Belt Review includes conservation areas and designated and non-designated heritage assets within its definition of impacts on the special character of historic towns, which appears to be a wide-ranging interpretation of the original purposes of Green Belts. Despite this, the 2016 Review concludes that any development on this part of the Green belt would not have an adverse impact on the setting and special character of Bestwood Conservation Area as the site is not visible from Bestwood as existing modern development separates the two. The Assessment therefore categorises the site as being of low importance (1*) in relation to this purpose.
- 2.17. To the south of the site within the Country Park there is a nominated Local Heritage Monument, the historic site of Lower Mill and Middle Mill. These are visible in the form of earthworks only. Whilst this site is not nationally listed or scheduled, its setting can be conserved through the incorporation of additional mitigation planting along the southern edge of the site.

2.18. In summary, this part of the Green Belt does not play a role in preserving the setting or special character of either historic towns and only a limited role in the setting of a non-designated heritage asset. As such it does not contribute to this purpose of the Green Belt.

Purpose 5: Assisting in urban regeneration by encouraging the recycling of derelict and other urban land.

2.19. It is not possible to appraise the degree to which the site encourages the recycling of derelict or other urban land as it is not possible to directly measure the implications for any derelict land should the site be developed. Similarly this element was not covered in the Ashfield Green Belt Review.

2.20. It is acknowledged however, that the local planning authorities will be prioritising development sites within existing settlements. However, it is anticipated that the number and size of suitable and available housing sites within the settlement boundary of Bestwood Village and Hucknall is very limited and that Green Belt, greenfield land release will be inevitable to meet pressing needs and demands of the district and local area.

3. Conclusion

- 3.1. This concise review considers the importance that the site to the west of Moor Road has in relation to the wider Nottingham and Derby Green Belt. It considers the Strategic Ashfield Green Belt Review (Ashfield District Council, 2016) and has been based on a desk-based surveys of policies, designations, aerial photography and mapping as well as a site survey including the wider context.
- 3.2. The review considers the contribution that the site makes to the five 'purposes' of the Green Belt as set out in the National Planning Policy Framework (2019).
- 3.3. With regards to 'checking the unrestricted sprawl of large built up areas', the site is considered to occupy a contained location that is wrapped around by existing development to the north and east and much of the south. Whilst there is some open land to the west, this area forms part of the Bestwood Lakes Country Park that visually contains the site with an elevated wooded valley side and disused railway embankment. This Country Park wraps around the site along its western boundary and some of its southern boundary, connecting with the built form of Bestwood Village and forming a recreational open space. Whilst it is now open land, it forms part of the industrial heritage of the village and provides a further physical connection between the site and village. Any development on the site is therefore considered to be a logical extension within a contained area rather than unrestricted sprawl.
- 3.4. With regards to preventing neighbouring towns from merging into each other, it is acknowledged that development on the site would result in the Green Belt between Bestwood Village and Hucknall reducing by approximately 170m (just under 50%) at this point. Whilst this is a significant consideration, this function of the Green Belt at this point will not be diminished, due to the lack of intervisibility between the two settlements and the substantial degree of visual containment that is provided by the woodland and railway embankment on the western side of the site. This area, together with a swathe of retained open space along the western edge of any built development within the site will continue to provide both physical and visual separation and retained in public use so as to ensure that settlements will not merge.
- 3.5. Any development on the land will result in the loss of up to three arable fields. It is therefore acknowledged that this will result in some 'encroachment' on the countryside. Given that parts of the land have been historically disturbed and are disconnected from the wider countryside by the presence of existing housing at Bestwood and the Country Park to the west and south, any changes to the countryside here are in the context of its suburban setting and wider industrial heritage of Bestwood (albeit now partially concealed within the Country Park). The change of land use will therefore be discrete and contained, with no impacts on the wider countryside or its visual character.
- 3.6. The fourth purpose of the Green Belt is to preserve the setting and historic character of historic towns. Whilst Bestwood Village has a Conservation Area, there is no intervisibility between this and the site due to the presence of modern buildings in between. Development on this part of the Green Belt would therefore not affect this purpose. Whilst there is a nominated locally listed monument within the Country Park, intervisibility is limited due to the presence of existing hedgerow trees and can be further softened






with additional planting along the southern boundary of the site. As such, the Green Belt at this point is not considered to have this purpose.

- 3.7. Finally, it has not been possible to measure the contribution that the site makes to assisting in urban regeneration by encouraging the recycling of derelict or urban land. It is acknowledged however, that the local planning authorities will be prioritising development sites within existing settlements. It is anticipated however that due to lack of sufficient land for housing greenfield land release will be inevitable to meet the needs and demands of the district and local area.



Appendix A Green Belt Figures



-  Site Boundary
-  Green Belt
-  Country Parks
-  Urban Areas outside of Green Belt
-  Existing Main Road Network

Bestwood Village

on behalf of Avant Homes

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 C:\Users\john.muller\Box\UK Urban Design Projects\Avant Homes\454518 - Bestwood Village\B Drawings\INDD\454518_INDD01_a_UD Drawing Sheets 26/03/20
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drawing no.	SK11	drawing	Green Belt Review
revision	-	scale	1:100,000 @ A3
drawn by	CJM	checked by	RB
date	26/03/2020	job no.	454518

Urban
Design
Studio



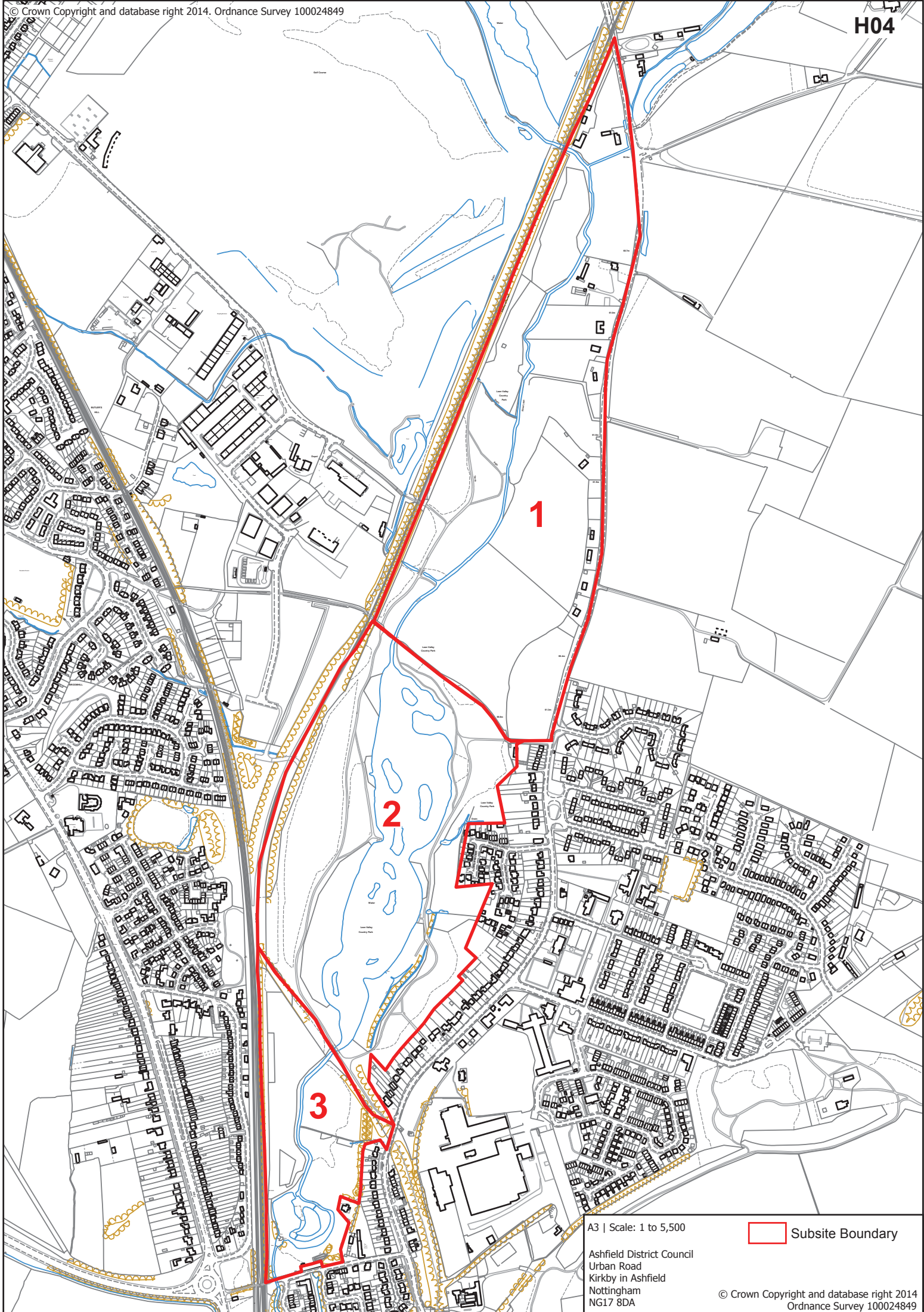
Green Belt Review

Land West of Moor Road, Bestwood Village





Appendix B
Ashfield Strategic Green Belt Review 2016 (Extracts)



A3 | Scale: 1 to 5,500

 Subsite Boundary

Ashfield District Council
Urban Road
Kirkby in Ashfield
Nottingham
NG17 8DA

Figure 2: Assessment Matrix

The Matrix provides a grading system for the assessment of sites (as set out in paragraph 5.4 of The Framework – see Appendix 2) and will be used at both assessment stages. Higher scoring sites are generally the most important in Green Belt terms. (NB. The term ‘site’ is used for consistency and includes broad locations)

Purpose / Impact	★	★★	★★★	★★★★	★★★★★
Check the unrestricted sprawl of settlements	The site has two or more boundaries adjoining a settlement or rounds off an existing settlement. The site is well contained by strong physical features which can act as defensible boundaries and does not extend over topographical features.		The site has two or more boundaries adjoining a settlement but is not well contained and there are weak or no features to act as defensible boundaries.		The site does not adjoin a settlement, or has only one boundary with a settlement, or forms a long limb into open countryside. There are weak or no features to act as defensible boundaries. The site is visually disconnected from any settlement.
Prevent neighbouring settlements from merging into one another	Development would not reduce the size of the gap between settlements, or would result in only very limited reduction.		Development would result in a moderate reduction in the size of a gap between settlements.		Development would result in a complete or virtually complete merging of settlements.
Assist in safeguarding the countryside from encroachment	The site includes a large amount of existing inappropriate developments which have caused a significant degree of encroachment.		The site includes some existing inappropriate developments which have caused some encroachment.		The site does not have any inappropriate developments and therefore no encroachment.
Preserve the setting and special character of historic settlements	The site will have no adverse impact on one or more conservation areas or designated or non-designated heritage assets associated with settlements.		The site will have a moderate adverse impact on one or more conservation areas or designated or non-designated heritage assets associated with settlements.		The site will have a significant adverse impact on one or more conservation areas or designated or non-designated heritage assets associated with settlements.
Assist in urban regeneration	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.				

Green Belt Review

Land West of Moor Road, Bestwood Village





Appendix C

Opportunities and Constraints Diagram



Bestwood Village
on behalf of Avant Homes

drawing no.	SK10	drawing	Constraints & Opportunities Plan
revision	a	scale	1:2,000 @ A3
drawn by	CJM	checked by	RB
		job no.	454518
		date	26/03/2020



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Green Belt Review

Land West of Moor Road, Bestwood Village



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Summary Landscape & Visual Context Review

Land West of Moor Road, Bestwood Village



Summary Landscape & Visual Context Review

Land West of Moor Road, Bestwood Village



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Appendices

Appendix One Figures



1. Introduction and Methodology

- 1.1. This summary appraisal report accompanies the Vision Document for Land West of Moor Road, Bestwood Village. It has been prepared by Savills Urban Design Studio for Avant Homes and carried out by a Chartered Member of the Landscape Institute and Urban Design Group Recognised Practitioner.
- 1.2. There are no on-site statutory landscape designations. However, the site is covered by the Nottingham and Derby Green Belt. This preliminary Landscape and Visual Review has therefore been carried out to understand the relationship of the site to the local landscape and wider Green Belt context and ensure that any development will not result in any significant adverse landscape or visual effects.
- 1.3. The appraisal was based on a winter site visit (18 February 2020), enabling the site to be seen in a 'worst case scenario' with the greatest degree of visibility due to the limited foliage on the trees and hedgerows. It also included a desk-based review of local planning policy and guidance, published landscape character assessments, OS mapping, historic mapping, GIS data from the government's MAGIC website and aerial photography.
- 1.4. Whilst this report does not constitute an appraisal or impact assessment, it has been carried out with the understanding that the likely scope of any development on the site would be of two to three storey medium density housing. This would be focussed on the eastern and northern parts of the site together with public open space around the western and southern edges of the site.

2. Landscape and Heritage Designations

- 2.1. Landscape and heritage related designations are shown on Figures 1 - 3. This report does not constitute a heritage review, however it does consider the potential impact of any new development on the visual setting of such assets.
- 2.2. Figure 1 shows that the only designation covering the site itself is the Nottingham and Derby Green Belt. The Green Belt designation does not relate to landscape quality or features and is not considered as part of this review but is considered separately in the Savills document 'Green Belt Review: Land West of Moor Road, Bestwood Village'.
- 2.3. There are no listed buildings within the setting of the site. To the south of the site there is a 'nominated locally listed monument' within the Bestwood Country Park: Mill Lakes area, 'Lower Mill; Middle Mill' (Nottinghamshire HER Number: M5288). Middle Mill was a cotton mill, built soon after 1787 (sic), however only the earthworks survive. Lower Mill was a large stone water mill building over 120ft long and six storeys high, finished by 1782. The line of dam and channel can be seen, however the mill is demolished. There is no intervisibility between the site and the location of the monument to the north, due to the presence of woodland in between. To the south, there are glimpsed views between the site and the Country Park, in which the Nominated Locally Listed Monument is situated. Given that this is only a Nominated Locally Listed Building and views of new development can be softened by mitigation planting along the southern boundary of the site, any impacts on the setting of this asset are unlikely to be of concern. However, it is recommended that further advice is gained from a Heritage specialist.
- 2.4. The closest Conservation Area, Bestwood Village, is situated approximately 0.2km to the south-west of the site. Due to the presence of housing between the two areas, there is no intervisibility between the site and the Conservation Area, nor are there any views in which new housing would be seen in conjunction with the Conservation Area. As such, the construction of new housing within the site would not affect the setting of the Conservation Area.

3. Landscape Features

- 3.1. A series of photographs of the site and its feature are provided on Figures 8 to 10. Photo locations are shown on Figure 2.

Landform and Water Features

- 3.2. The site occupies a gently sloping valley side that falls from approximately 60m Above Ordnance Datum (AOD) along its eastern boundary adjacent to Moor Road, down to 55m in its south-western boundary corner (See Figure 4). Within the site there are further localised undulations, with a dry valley running in a north-east to south-westerly direction through the centre of the site. Historic mapping (OS map 1886) shows that this may relate to the location of a historic lime kiln quarry and tramway within the site or the historic mill (Middle Mill), now demolished, to the south.
- 3.3. To the west of the River Leen, the land has lots of artificial undulations, leading up to a disused railway embankment on the western side of Bestwood Country Park. This embankment and associated woodland provide visual enclosure to the site. Beyond this, the settlement of Hucknall occupies a flatter area whilst there are further localised hills such as Butler's Hill at Leen Valley Golf Club. To the east of the site, the valley side continues to rise to the east of Moor Road, rising to a high point of 128m AOD to the south of Killarney Park. To the south-east of Bestwood Village, this valley side has been artificially altered in the vicinity of Bestwood Country Park and Big Wood, with historic spoil tips now covered by woodland and pasture.
- 3.4. To the immediate west of the site, at the bottom of the valley, the River Leen is a narrow brook that meanders in a north-south direction towards Nottingham. This valley has been utilised by cotton mills in the past, with evidence of sluices, weirs and mills along its length. To the south of the site, Mill Lakes is a large lake with a series of small wooded islands, set within the valley floor. This forms part of the wider Bestwood Country Park with associated woodland to the east of the disused river valley.
- 3.5. If developed, new housing could be sensitively arranged to respect this valley side location, with streets following the valley side and homes fronting on to a new area of publicly accessible parkland on the eastern banks of the River Leen.

Land Use, Townscape and Vegetation.

- 3.6. The site and its immediate context is shown on Figures 2 and 3. The site is currently used for arable production. Its eastern boundary, adjacent to Moor Road, comprises a trimmed native hedgerow with some mature trees at its southern end. Two further clipped native hedgerows run through the site, subdividing it into three fields. The western and southern sides of the site include scrub vegetation associated with adjacent woodland within the Country Park. In the south-east corner of the site, this diminishes to a stretch of post and rail fence and narrow hedgerow adjacent to a track leading to the entrance to the Mill Lakes.

Summary Landscape & Visual Context Review

Land West of Moor Road, Bestwood Village



- 3.7. To the south of the site, the Country Park comprises a mosaic of meadow grassland, scrub and trees around the lake. Along the east of this part of the Country Park, there is a narrow strip of twentieth century suburban development along the western side of Moor Road, comprising semi-detached and detached two storey and one storey housing.
- 3.8. The majority of Bestwood Village lies to the east of Moor Road, rising up the valley side to a localised ridge to the north of The Square before dropping down again to the western edge of Bestwood Country Park. This side of the village also comprises one and two storey housing. The historic core of the village is associated with the Bestwood Colliery, with terraced housing on Park Road, Church Road, Lancaster Road and the Square dating back to the late nineteenth and early twentieth century. Houses here generally have small front and rear gardens and on street parking. Materials generally comprise red brick walls (including garden boundary walls) with slate roofs. To the north of this historic core, there is an area of late twentieth century housing centred on Broad Valley Drive. Densities here are lower, with detached one and two storey dwellings based around wider streets and cul-de-sacs. These include larger gardens and garage/driveway parking. To the south of the Conservation Area, there is a more recent development of higher density housing, around High Main Drive. Housing here comprises two to three storey houses and apartments, including terraces, semi-detached and detached properties.
- 3.9. Proposed housing on the site would complement the character and massing of the existing residential character of Bestwood Village, rising to no more than three storeys and providing space for an area of public open space that effectively extends the country park. To the immediate east of the site, proposed housing on the site would face a new development that is currently under construction, providing a complimentary frontage to the street.

Rights of Way and Movement

- 3.10. The site is located off Moor Road (B683), the main road and bus route running through Bestwood Village (see Figure 5).
- 3.11. There are no public rights of way running through the site, however the Robin Hood Way runs directly adjacent to the site's southern boundary. Here, the trail has an asphalt surface and street lighting, making it a functional connection for pedestrians and cyclists between Bestwood Village and Hucknall (including the Butler's Hill Tram Stop and Hucknall Railway Station).
- 3.12. To the south and west, the Bestwood (Mill Lakes) Country Park wraps around the site, providing recreational access within woodland and around the lakes. Route 6 of the National Cycle Network route also travels in a north-south direction through this country park, providing a recreational route as far as the Lake District in the north and London in the south.
- 3.13. In the wider area, there are public rights of way to the east of Moor Road, connecting with the wider countryside. These include the Robin Hood Way which runs along the northern part of Bestwood Village and Bestwood Country Park and on to Killarney Park to the north-east. Two further footpaths also run across this hillside towards Killarney Park.

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- 3.14. On the eastern side of the village, Bestwood Country Park is a wide area of pasture fields with recreational footpaths and play areas on the site of the Bestwood Village Colliery.
- 3.15. In summary, Bestwood Village already benefits from an accessible network of pedestrian and cycle routes and public open spaces that connect it with surrounding settlements as well as the wider countryside. The site is located at a nodal point, with immediate access to Bestwood Country Park as well as public rights of way within the countryside to the east. The new development should integrate well with this network, providing additional links to the existing spaces and paths in a very sustainable location.

4. Landscape Character

- 4.1. The site is covered by two published landscape character assessments; Natural England's national landscape character assessment and the Greater Nottingham Landscape Character Assessment (2009). These are shown on Figure 6.

National Landscape Character Assessment

- 4.2. The site lies within National Landscape Character Area 30 Southern Magnesian Limestone. This is described as being:

“mainly defined by the underlying Permian Zechstein Group, formerly known as the Magnesian limestone. It creates a very long and thin NCA that stretches from Thornborough in the north down through north Derbyshire to the outskirts of Nottingham further south. The limestone creates a ridge, or narrow belt of elevated land, running north–south through the NCA, forming a prominent landscape feature. The geology has influenced many aspects of the landscape, from use of its limestone resource as a local building material to the specialised limestone grasslands associated with limestone areas.”

- 4.3. The NCA is described as comprising open, rolling arable farmland enclosed by hedgerows with plantation woodlands, historic estate properties and parkland. This agricultural character is evident in the landscape to the east of the site, however the industrial heritage of Bestwood Village has eroded these rural characteristics immediately in and around the site itself and, overall, the site and its context is not characteristic of this area. The 'localised industrial influences' on the landscape, especially in the north of the character area is acknowledged in the assessment, however.

- 4.4. 'Statements of Environmental Opportunity' for the character area include:

- protecting the underlying geology and range of historic landscape features (SEO1),
- protecting and increasing the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats (SEO2)
- protecting the overall rural landscape and maintain its 'highly tranquil quality' (SEO3) and
- promoting the successful incorporation of any future major land use changes, directing them where they can enhance the existing landscape and seeking optimum design to obtain the greatest net benefits, such as to minimise visual impact on the wider landscape, incorporating green infrastructure and creating new access to enhance recreational opportunity for people to experience wildlife. (SEO4).

- 4.5. Whilst SEOs 1 to 3 are of relevance to the existing character of the site, any new development can particularly address SEO4. It can respect the semi-rural setting of this part of Bestwood Village and incorporate an area of open space to the west and south that will act as a green corridor and transition zone on this edge of the Bestwood Country Park. By designing this open space with a predominance of native species, including scrub, hedgerow and woodland species, the area can be of both ecological and recreational benefit as well as conserving the rural character of the area.

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Greater Nottingham Landscape Character Assessment (2009)

4.6. Within the Greater Nottingham Landscape Character Assessment, the site lies within the 'ML018 River Leen Corridor' Draft Policy Zone (DPZ). This area is described as:

“an urban fringe DPZ which is low lying and influenced by linear features such as the River Leen, the disused railway line, the disused airfield and roads. Hydrological features including the River Leen, Mill Lake and other pools and lakes are influential features in this DPZ, although they are not highly visible due to the associated woodland and riparian vegetation which encloses them.”

4.7. This character assessment is very relevant to the site and adjacent corridor. Relevant key characteristics listed for the area are:

- *“Low lying land with a flat to gently undulating landform*
- *The River Leen flows through the area and there are a series of small pools and lakes adjacent to the river, although these features are not openly apparent in the landscape*
- *Mill Lake is a feature of Bestwood Country Park in the south of the area although this is only locally apparent because of the surrounding woodland*
- *The area is located between the urban fringes of Hucknall and North Nottingham but woodland, hedgerows and scrubby vegetation often filters views to the urban edges*
- *Pasture is common adjacent to the river, with arable fields on higher ground away from the river*
- *Areas of recreation land are also common including the area around Mill Lake, two golf courses and a recreation centre*
- *The historic field pattern has been lost and a modern and modified pattern now exists across most of the area, although there are small patches of semi-regular field patterns and strips of historic woodland*
- *The field pattern is medium sized and fields are geometrically shaped, with larger fields to the north*
- *Field boundaries are predominantly hedgerows, although timber and post and wire fencing is also common, especially in grazing areas*
- *Where hedgerows exist they are often fragmented, scrubby and low giving the farmland an open character*
- *Hedgerow trees are not numerous but there is evidence of planting of new trees in some areas which will increase in significance as they mature*
- *Woodland is characteristically linear in this DPZ as it follows features such as the urban edges, a disused railway line which passes through the area and the river*
- *Woodland and riparian, scrubby vegetation is common along the river and around the pools and lakes*
- *The DPZ is surrounded by settlements including Hucknall, Nottingham and Bestwood Village*
- *The low lying nature of the land and the wooded nature of the area means the urban edges are not significant features*
- *There is some ribbon development along the B road through the area which has a localised urbanising impact*
- *Two wood pole electricity lines and lighting columns form vertical features which are visible in the landscape*

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- Views within the DPZ are open across the farmland but often enclosed by linear woodland around the water bodies, golf course and disused railway line
 - There are views to rising land and woodland in adjacent DPZs”
- 4.8. The landscape character assessment concludes that the condition of the landscape is ‘Moderate’, reflecting the relatively fragmented and scrubby nature of hedgerows but the well manged and good condition of the recreational areas.
- 4.9. With regards to visibility, the Landscape Character Assessment states that:
- “the zone of visual influence is limited in this DPZ. It is a low-lying, enclosed landscape and there are few views over the hydrological features, other than from public rights of way which pass close by... There are views out to the rising land to the south and east, where woodland blocks on the ridgelines are features in the views.”*
- 4.10. Overall the assessment considers the ‘strength of character’ in the area to be ‘moderate’. It states that:
- “there are few distinctive characteristics or significant features through the farmland to give the area a strong sense of place. The river, lakes and pools contribute to the sense of place, although they are not highly visible. Urbanising features such as overhead lines, the airfield and lighting columns weaken the landscape pattern which has an effect on the overall landscape character strength.”*
- 4.11. The assessment provides a number of guidelines that can be accommodated within any development that takes place on the site, namely:
- Enhance the condition of existing hedgerows through new planting and careful management
 - Create new hedgerows to replace those which have been lost in the past and encourage planting along lines of existing fencing
 - Enhance the tree cover through planting of more hedgerow trees especially around arable fields
 - Conserve and enhance belts of linear woodland which are characteristic of the area
 - Conserve the parkland character around Mill Lake
 - Enhance the woodland planting around the urban edges to enhance an increasing rural character to the area
 - Conserve and enhance riparian woodland along the river and around the pools and lakes through continued management
 - Conserve the nucleated character of the settlements by placement of any new development in existing villages and settlements
 - Enhance the landscape condition through screening of vertical elements, such as lighting columns, by roadside tree planting to reduce urbanising effects of these features
- 4.12. In summary, the site occupies an area that relates well to both the wooded valley nature of the River Leen as well as the adjacent settlement of Bestwood Village. It is in an area that is well screened by these existing landscape features to the south, west and north and, if developed, can respect the existing valley landscape. New open space to the south and west of new housing and along the Moor Road frontage can include riparian species, hedgerows, trees, SuDS ponds and recreational routes, enhancing the biodiversity

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and character of the existing arable fields. Whilst the new housing would result in the loss of some of the arable fields, the layout can be designed to accommodate the existing hedgerows within open spaces and gardens and reinforce the nucleated character of Bestwood Village.

5. Visual Context

- 5.1. A preliminary computer-generated Zone of Theoretical Visibility (ZTV), Figure 7, shows that, based on terrain only, development on the site could predominantly be visible from the southern part of Hucknall to the west and a corridor to the north and south, including the eastern side of Bestwood Village. Views to the east are limited by a ridgeline running approximately 1.3km from the site in a north-south direction.
- 5.2. A site visit was undertaken that focussed on driving roads and walking public footpaths within the area that could have views of the site, based on the Zone of Theoretical Visibility. This showed that, due to the presence of existing vegetation and housing, the site is in fact visible from a very limited area (see the Approximate Visual Envelope on Figure 7).
- 5.3. Photographs of views into the site from the wider area are provided on Figures 11 – 15. The locations of the photographs are shown on Figure 3.

Views from the north

- 5.4. Existing garden vegetation and woodland to the immediate north of the site mean that views to the north are extremely curtailed, with the only likely views being from private gardens from the property adjacent to the site's northern boundary. This property is currently unoccupied and boarded up.

Views from the east

- 5.5. There is a row of existing bungalows and cottages adjacent to the northern part of the site's eastern boundary, which front onto Moor Road (See Figure 11, Views 1 and 2). These properties generally screen views of the site from Moor Road, however there would be private views from these homes and gardens of the new development as well as potential glimpses of new buildings from this short stretch of Moor Road. Given that this northern part of the site is well screened from the wider area, it will be a suitable area for development in terms of minimising visual impact. It will be important, however, to sensitively address the rear of the existing properties.
- 5.6. The southern part of the site's eastern boundary has a direct frontage onto Moor Road and is clearly visible from this short stretch of the road, including some existing housing on the eastern side of Moor Road and southern end of The Spinney (see View 3 and 4). A new housing development to the north of these existing residents will also have views of the site from properties on its western edge. Views from this area currently comprise the fields in the southern part of the site through to the wooded edge of the Bestwood Country Park beyond. Moor Road and existing housing is also within the wider context, giving these views a semi-rural character. Residents and road users in this area would experience a clear change to their views, however the retention and enhancements to the site's eastern hedgerow boundary would provide an attractive setting to the properties beyond and retain an important rural element.
- 5.7. From the wider area to the east, the landform rises to a ridgeline beyond Bestwood Village. Within this area there is a stretch of public footpath that has views of the site (see Views 5 and 6). From here, part of

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the site is currently visible, within the context of the adjacent built form of Bestwood Village. The properties on the Moor Road on the eastern side of the site provide screening and, ultimately, the new housing development to the east of Moor Road will also provide further screening. Given the panoramic nature of views here, changes on the site will not form a dominant element in the view and, with the incorporation of new hedgerow trees on the Moor Road frontage and within new public spaces within the site, it is unlikely that changes to these views would be significantly affected.

Views from the south

- 5.8. The presence of existing houses on Moor Road means that views of the site are generally screened from the south-east, however there is a glimpse of the site from a stretch of Moor Road between the site and its junction with Hill Road (see View 7).
- 5.9. To the immediate south, the Robin Hood Way public footpath runs next to the site boundary, meaning that there are some clear views of the site from short stretches of this route (see Views 8 -10). A relatively thick area of scrub vegetation provides some screening, however, especially in the south-western corner of the site.
- 5.10. Beyond the public footpath, there are glimpsed views of the site from the northern part of the Bestwood Country Park (Mill Lakes). Further scrub vegetation and trees within the Country Park provide additional screening, however, meaning that the site does not form a dominant element in these views, even during the winter months.
- 5.11. With additional tree and hedgerow planting in the southern part of the site, there need not be an adverse visual impact on these recreational user groups to the south. If new housing is designed to provide a frontage onto the Robin Hood Way, set back behind a green corridor to provide enhanced natural surveillance the new housing will be visible in part but can provide an attractive frontage to the country park and need not have an overall significant impact on visual amenity.

Views from the west

- 5.12. The presence of mature woodland within the Bestwood Country Park along the site's western boundary, combined with its elevation on a low valley side and artificial embankment associated with the adjacent disused railway line mean that the site is well screened, even from the Enterprise Park industrial estate and Leen Valley Golf Course beyond.
- 5.13. Views from the west would therefore be limited to glimpses from public footpaths and a cycle route within the Country Park in close proximity to the site (see Views 11-12). The presence of woodland in the foreground together with a new open space with parkland trees wrapping around the edge of new housing means that any new development need not have a significant impact on these views, instead appearing as a new element in the middle distance. By designing new homes to front on to this open space, the new buildings can present a well-designed new frontage, enhancing natural surveillance to this part of the site and Country Park beyond.

6. Summary and Landscape & Visual Mitigation Recommendations

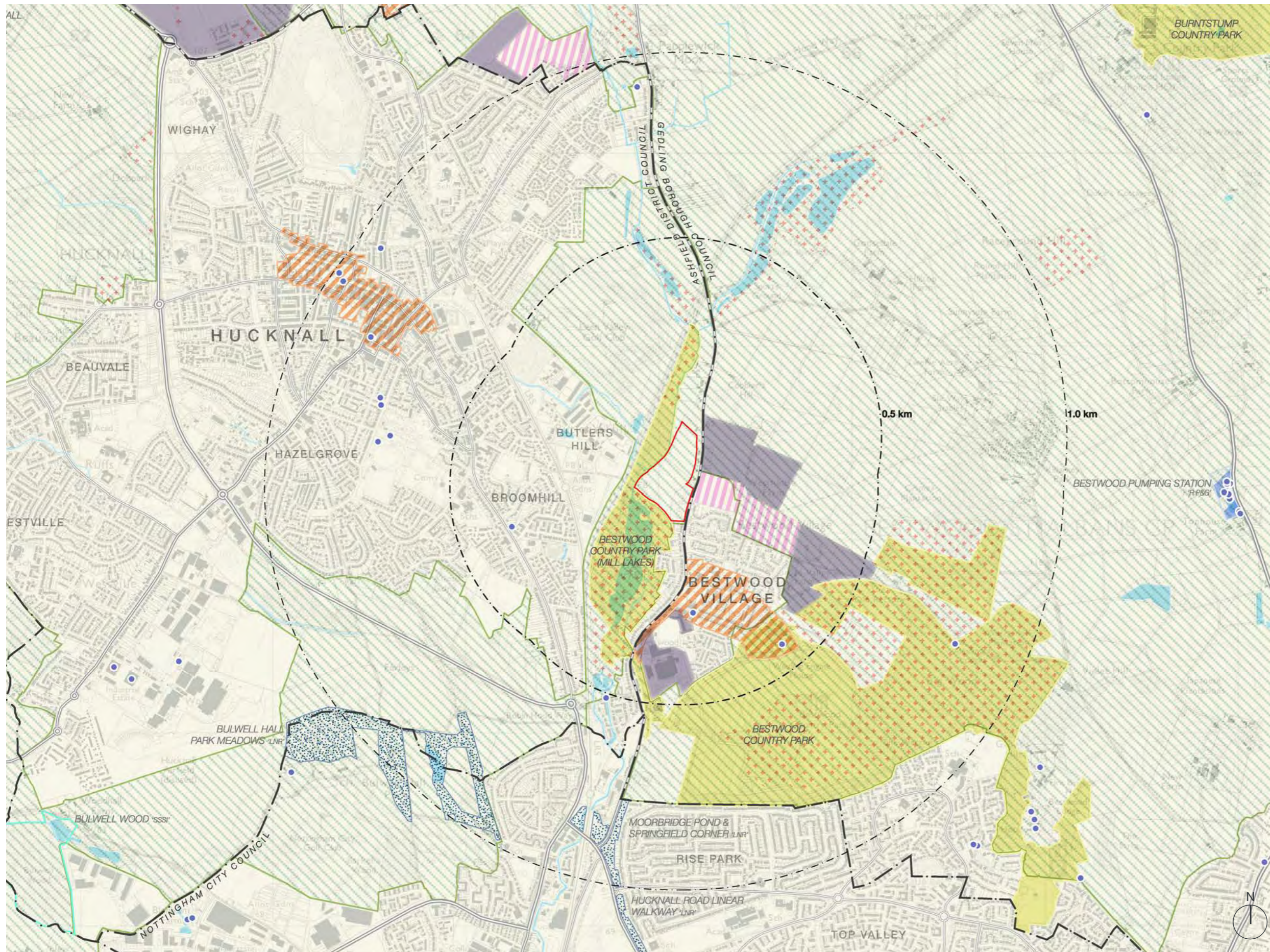
- 6.1. The preliminary landscape and visual review shows that the site occupies a location on the northern edge of Bestwood Village. Whilst it is currently occupied by arable land uses, it has previously included a tramline and lime quarry, and the presence of existing houses, Moor Road, and the Robin Hood Way (with its asphalt surface and street lighting) adjacent to parts of its eastern and southern boundaries mean that the character of the site is strongly influenced by its urban setting. Similarly, areas of Bestwood Country Park to the immediate east and south have an industrial heritage and form an integral part of the adjacent Bestwood Village in terms of both cultural history and recreational facilities.
- 6.2. The presence of both existing housing and mature woodland and trees to the north, west and south means that the site is generally well concealed, and key visual receptors here will be users and residents of a short stretch of Moor Road (including a new development opposite the site, currently under construction). Whilst there will be views into the site from the adjacent Country Park to the south and west, these will be partial and glimpsed, due to the presence of existing trees, scrub and hedgerows, as well as the potential for additional mitigation planting within new public open spaces around the western and southern parts of the site.
- 6.3. The only longer distance views towards the site will be from the east, where the landform rises to a ridgeline approximately 1.7km away. From here, the site will be partially seen from a public footpath. However, given that it will be partially screened by existing and proposed housing along Moor Road and seen within the context of other properties in Bestwood, any new development need not result in any significant changes to these views.
- 6.4. To reduce and eliminate any adverse effects on these landscape and visual receptors, a scheme can be designed to incorporate a series of measures to help integrate it with the wider landscape and respect adjacent properties. This will reflect its semi-rural character, incorporating ample space for green corridors and tree planting.
- The internal hedgerow boundary can be conserved within open spaces and gardens as much as possible, to reflect the landscape character of the site and provide corridors for wildlife
 - The existing hedgerow along Moor Road can be retained (other than to allow for vehicular access) and enhanced with new tree planting (other than to allow for vehicular access)
 - The existing scrub and young woodland vegetation along the site's southern boundary can be retained and incorporated within a green corridor that runs along this southern edge of the site. This can be supplemented with additional hedgerow and tree planting and provide an attractive addition to the Country Park to the south
 - The western and central part of the site can accommodate a further extension to this green corridor, adjacent to the existing Country Park to the west. This lies adjacent to the River Leen and provides the opportunity to create an area of meadow with riparian characteristics, including SuDS features









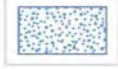





Summary Landscape & Visual Context Review

Land West of Moor Road, Bestwood Village



Appendix One Figures



-  Site Boundary
-  Local Authority Boundary
-  Green Belt
-  Incoming Development
-  Deliverable / Developable Sites
2019 Gedling Borough Council 2019 SHLAA
-  Conservation Areas
-  Listed Buildings
-  Registered Park & Gardens 'R P & G'
-  Local Nature Reserve 'LNR'
-  Country Parks
-  Sites of Special Scientific Interest 'SSSI'
-  Sites of Important Nature Conservation 'SINC'
-  Existing Urban Settlement
-  Existing Road Network

Bestwood Village

on behalf of Avant Homes

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drawing no.	SK01	drawing	Figure 1: Designations
revision	-	scale	1:10,000 @ A3
drawn by	CJM	checked by	RB
date	07/02/2020	job no.	454518

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Bestwood Village

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drawing no. **SK02**
 revision -
 drawn by CJM

drawing **Figure 2: Site Context Plan**
 scale 1:2,000 @ A3
 checked by RB

job no.	454518
date	17/03/2020

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- Site Boundary
- Existing Public Rights of Way
- National Walking Trail
- - - - Sustrans Route
Route 6 National Cycle Network
- Incoming Development
- Country Parks
- Sites of Important Nature Conservation
- ~ Existing Watercourses / bodies
- X Photograph Locations

Bestwood Village

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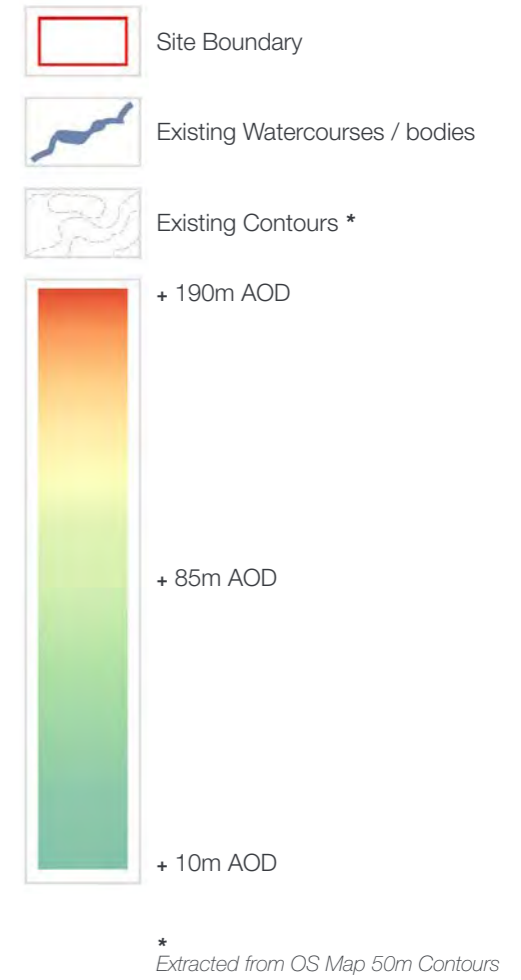
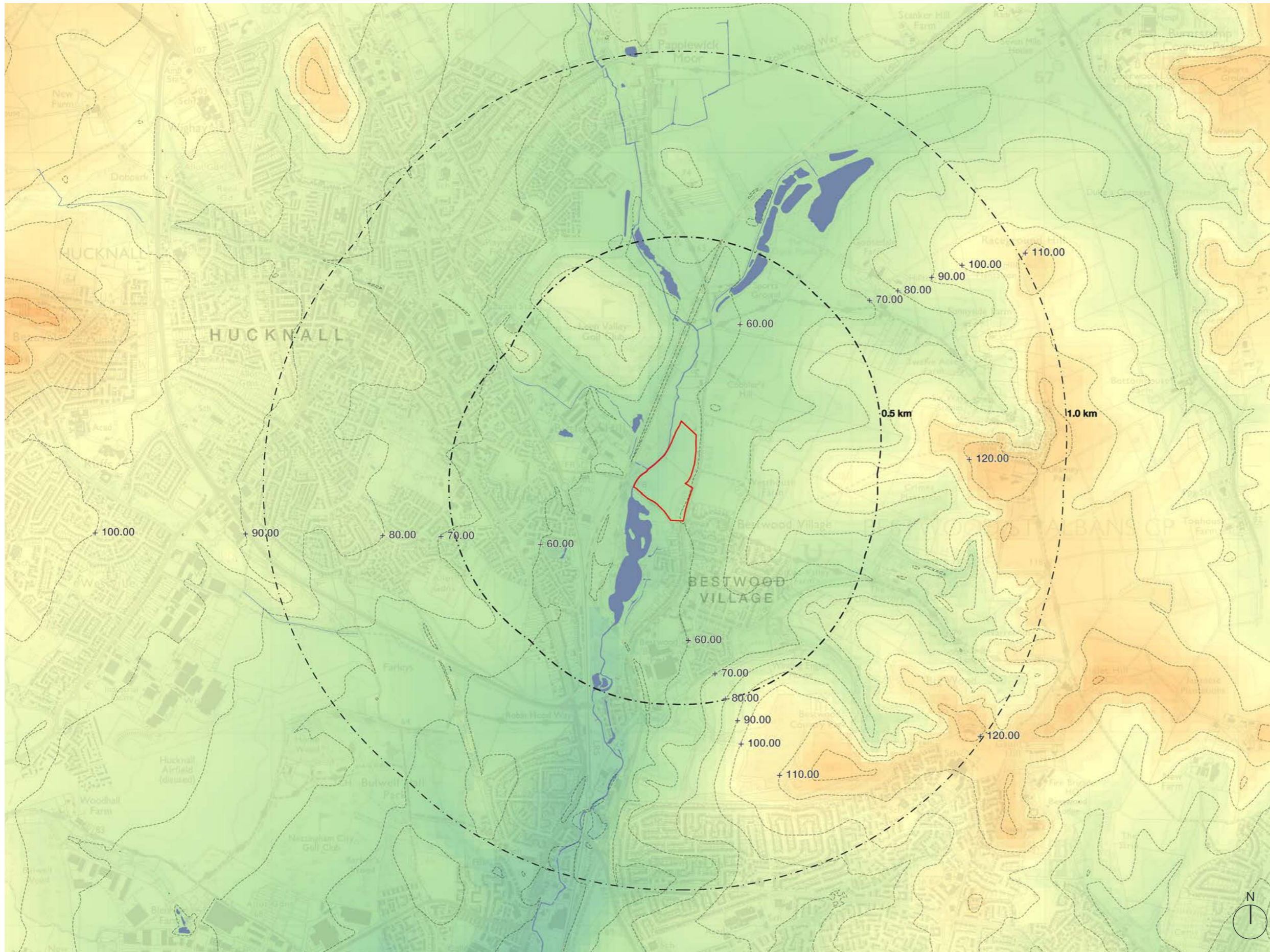
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Figure 3: Surrounding Context Plan

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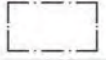












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-  Site Boundary
-  Local Authority Boundary
-  Primary Roads
-  A Roads
-  B Roads
-  Minor Roads
-  Existing Active Railway / Tram Line and Stops
-  Disused Railway
-  Existing Bus Routes and Stops
-  National Walking Trail 'NWT'
-  Public Rights of Way 'PRoW'
-  National Cycle Network Route 'NCN'
-  Country Park
-  Designated Open Space

Bestwood Village

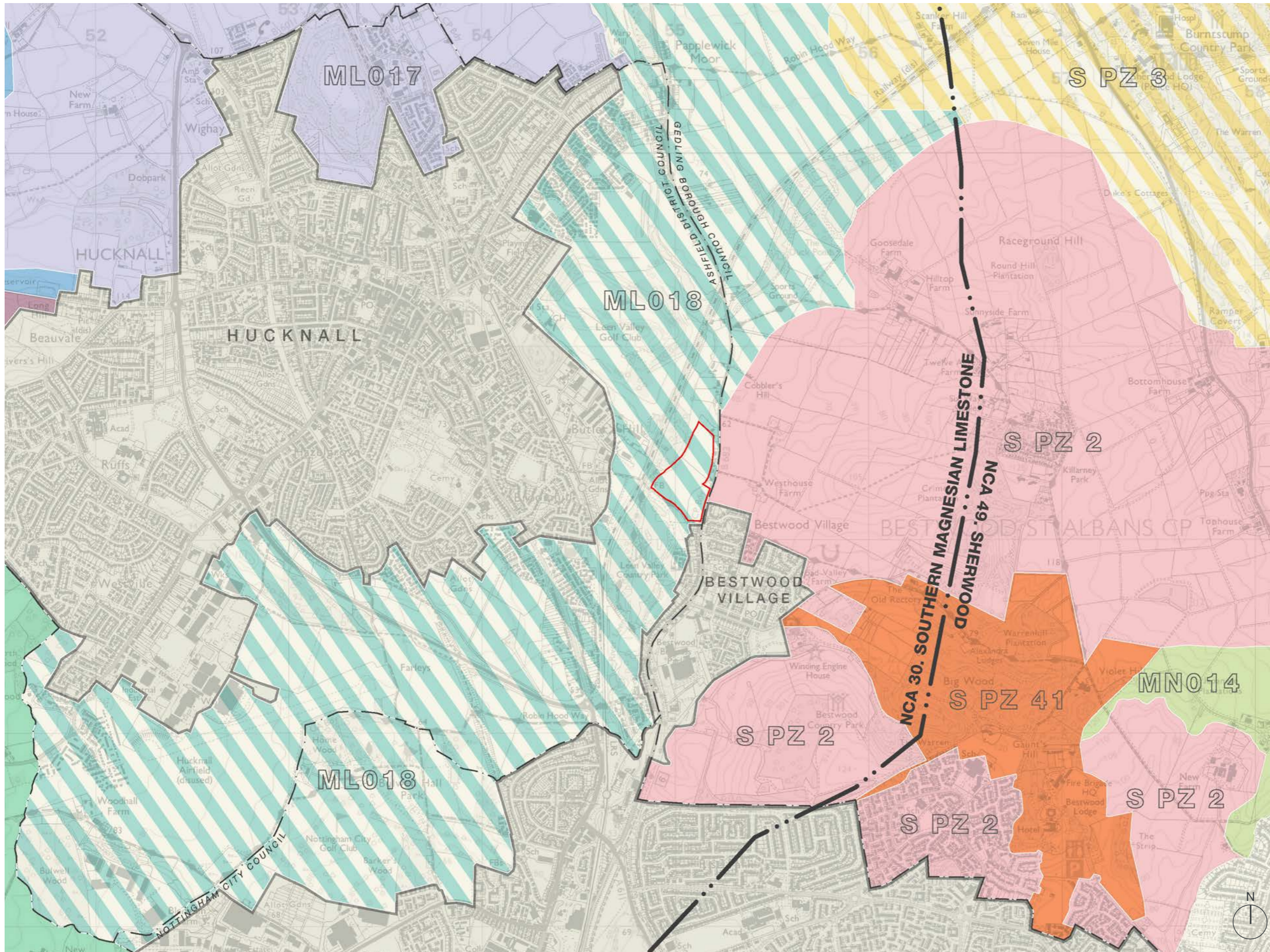
on behalf of Avant Homes

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drawing no.	SK05	drawing	Figure 5: Connectivity
revision	-	scale	1:10,000 @ A3
drawn by	CJM	checked by	RB
date	07/02/2020	job no.	454518

Urban
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-  Site Boundary
-  National Landscape Character Area Boundary*
-  Local Authority Boundary
- Draft Policy Zones ****
-  **MN014:** Woodborough Sloping Farmland
-  **ML016:** Nuthall Wooded Farmland
-  **ML017:** Linby Wooded Farmland
-  **ML018:** River Leen Corridor
-  **SH16:** Annesley Wooded Estatelands
-  **SH52:** Watnall Coppice Wooded Estatelands
-  **SP Z 2:** Killarney Park Wooded Farmlands
-  **SP Z 3:** Papplewick Wooded Estatelands
-  **SP Z 41:** Bestwood Wooded Farmlands
-  Urban Areas

* Extracted from Natural England

** Extracted from The Greater Nottingham Landscape Character Assessment (2009)

Bestwood Village

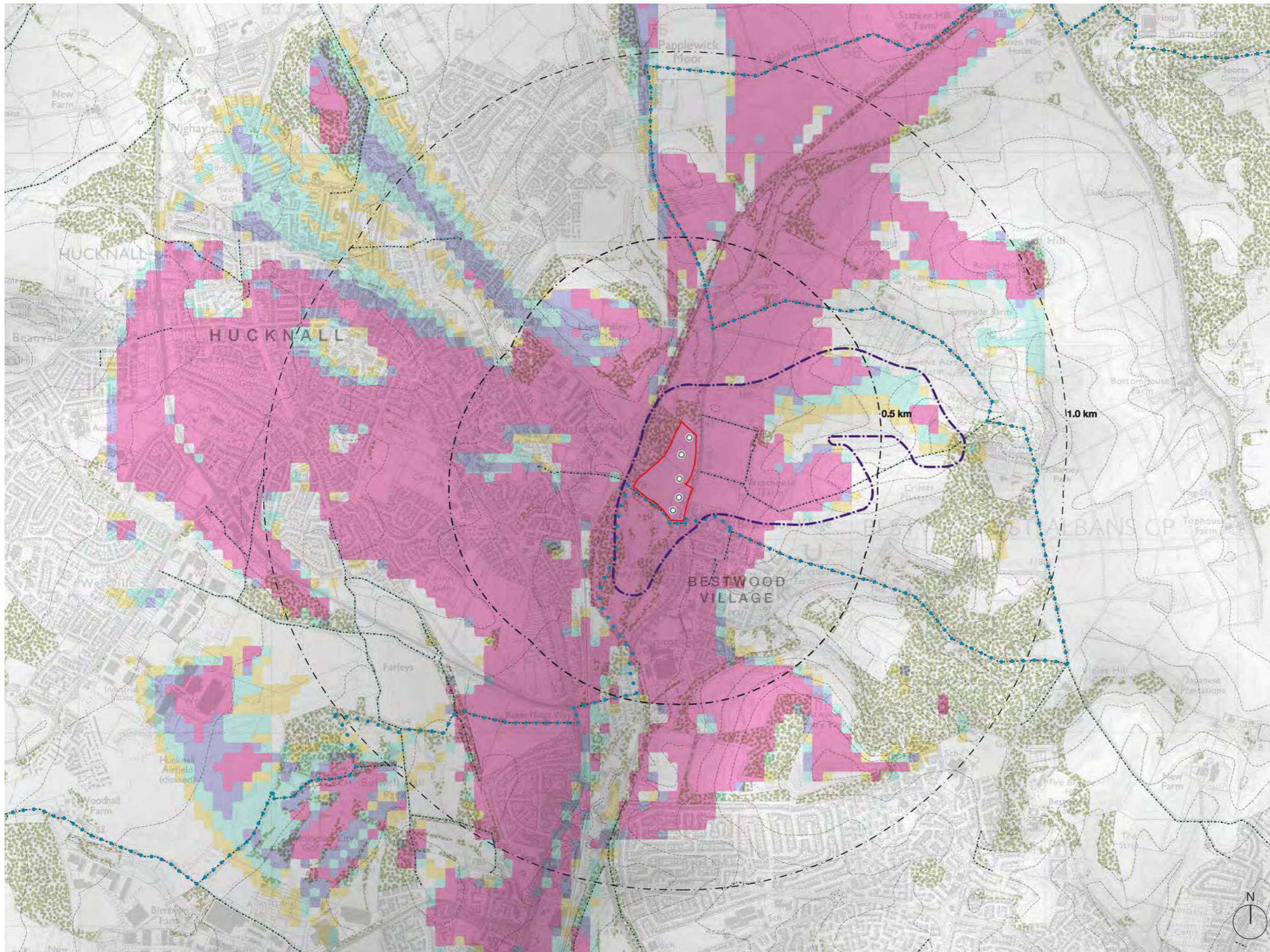
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drawing no.	SK06	drawing	Figure 6: Landscape Character
revision	-	scale	1:10,000 @ A3
drawn by	CJM	checked by	RB
date	07/02/2020	job no.	454518

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-  Site Boundary
-  Existing Contours *
-  'Target' used to generate ZTV (9m High)
-  1 - 2 Targets Visible
-  2 - 3 Targets Visible
-  3 - 4 Targets Visible
-  4 - 5 Targets Visible
-  Approximate Visual Envelope
-  Existing Woodland
-  Public Rights of Way 'PRoW'
-  National Walking Trail 'NWT'

NOTE: Viewshed analysis is based on a 'bare earth' terrain model and does not take into account existing buildings or established woodland.

* Extracted from OS Map 50m Contours

Bestwood Village

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drawing no.	SK07	drawing	Figure 7: Visual Review
revision	-	scale	1:20,000 @ A3
drawn by	CJM	checked by	RB
date	07/02/2020	job no.	454518

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View A



View B



View C



View D



View E



View F



View G



View H



View I

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drawing no.	SK08	drawing	Figure 8: Site Photographs
revision	-	scale	-
drawn by	CJM	checked by	RB
date	10/03/2020	job no.	454518

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View J



View K



View L



View M



View N



View O



View P



View Q



View R

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drawing no.	SK08	drawing	Figure 9: Site Photographs
revision	-	scale	-
drawn by	CJM	checked by	RB
date	10/03/2020	job no.	454518

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View S



View T



View U



View V



View W



View X

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drawing no.	SK08	drawing	Figure 10: Site Photographs
revision	-	scale	-
drawn by	CJM	checked by	RB
date	10/03/2020	job no.	454518

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View 1: From Moor Road, looking south. The site vehicular entrance and new homes would be visible adjacent to the hedgerow on the right however additional tree planting could enhance this part of the village.



View 2: From Moor Road, looking south-east towards Bestwood Country Park. The site vehicular entrance and new homes would be visible adjacent to the hedgerow on the right however additional tree and hedgerow planting could help integrate the new homes with the wider area.



View 3: From Moor Road looking north. The site, on the left hand side of the road, is visible through a fragmented hedgerow, in conjunction with existing homes to the north and east. The development provides the opportunity to reinstate this hedgerow and plant additional trees.

Bestwood Village

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drawing no.	SK09	drawing	Figure 11: Views Towards the Site
revision	-	scale	-
drawn by	CJM	checked by	RB
date	10/03/2020	job no.	454518

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Design
Studio





View 4: From The Spinney. A short stretch of the site's western boundary can be seen across Moor Road, with the site dropping down to Bestwood Country Park in the distance.



View 5: From a public footpath to the east of Bestwood. The site with Bestwood Country Park beyond can be seen in the distance. New housing (currently under construction) will provide further screening.



View 6: From a public footpath to the east of Bestwood. The site with Bestwood Country Park beyond can be glimpsed in the distance together with housing at Bestwood and Hucknall.

Bestwood Village

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drawing no.	SK09	drawing	Figure 12: Views Towards the Site
revision	-	scale	-
drawn by	CJM	checked by	RB
date	10/03/2020	job no.	454518

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Design
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View 7: From Moor Rad at the junction with Coronation Road. The south-eastern end of the site can be seen behind existing trees and houses in the distance.



View 8a: From the entrance to Bestwood Country Park at Robin Hood Way, at the southern boundary of the site. The site and housing on Moor Road beyond can be seen through the fragmented hedgerow.



View 8b: From Robin Hood Way looking towards housing on Moor Road and The Spinney. There are views towards the site through the overgrown hedgerow.

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drawing no.	SK09	drawing	
revision	-	scale	-
drawn by	CJM	checked by	RB
date	10/03/2020	job no.	454518

Figure 13: Views Towards the Site

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View 9a: From Robin Hood Way looking west. The site can be clearly seen between the fragmented hedgerow with Bestwood Country Park beyond.



View 9b: From Robin Hood Way looking north The site can be clearly seen between the fragmented hedgerow with housing on Moor Road beyond.



View 9c: From Robin Hood Way looking east. The site can be clearly seen between the fragmented hedgerow.

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drawing no.	SK09	drawing	Figure 14: Views Towards the Site
revision	-	scale	-
drawn by	CJM	checked by	RB
date	10/03/2020	job no.	454518

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View 10



View 11. From a footpath within Bestwood Country Park to the west of the site, looking east. The middle section of the site can be glimpsed through the trees.



View 12 From a footpath within Bestwood Country Park to the west of the site, looking east. The northern part of the site can be glimpsed through the trees.

Bestwood Village

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drawing no.	SK09	drawing	Figure 15: Views Towards the Site
revision	-	scale	-
drawn by	CJM	checked by	RB
date	10/03/2020	job no.	454518

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Summary Landscape & Visual Context Review

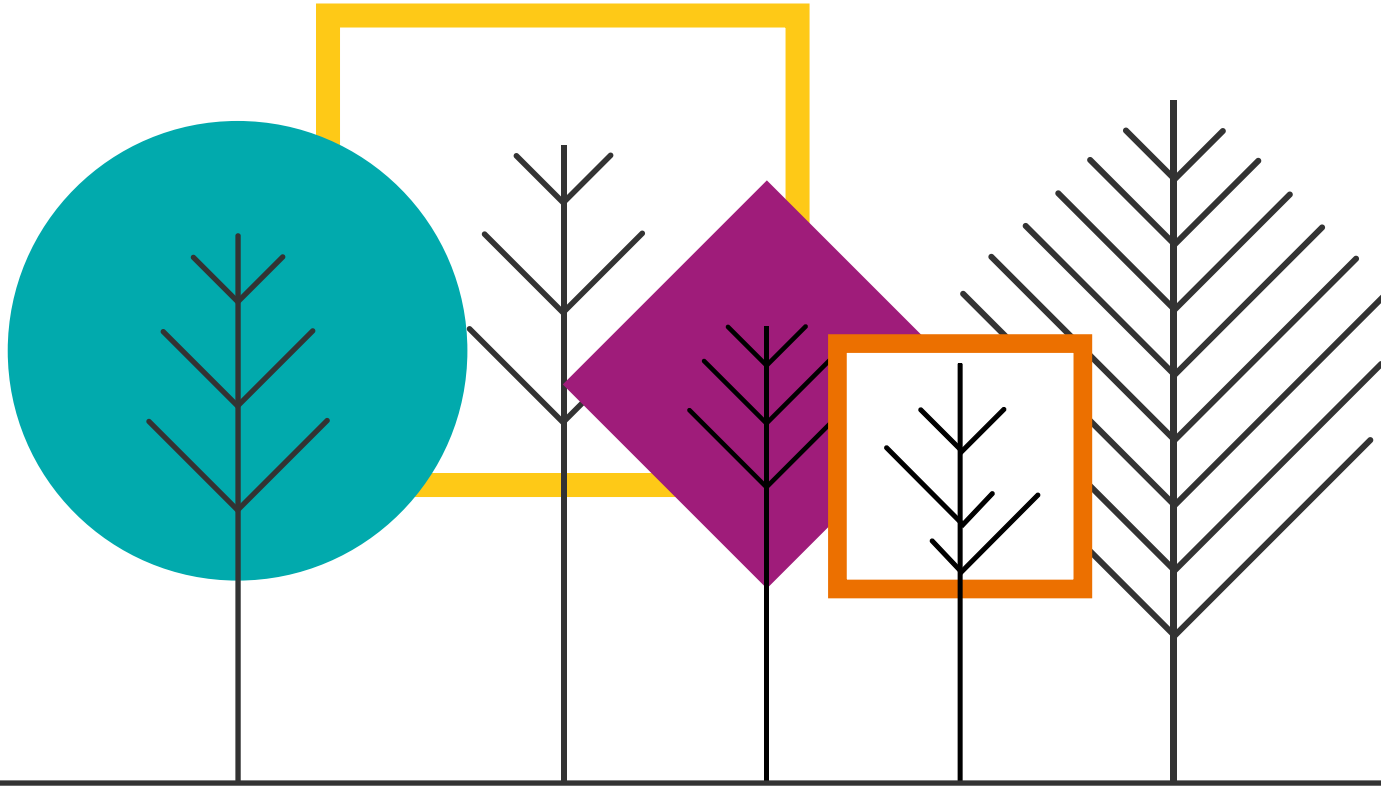
Land West of Moor Road, Bestwood Village



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VISION DOCUMENT

LAND WEST OF MOOR ROAD, BESTWOOD VILLAGE

May 2021

AVANT HOMES



Avant Homes is a privately-owned housebuilder which operates across the North of England, the Midlands and Scotland. They have offices in Nuthall in Nottingham, where they employ 100 people.

The company has a product that focuses on creating high quality places and living environments. They are passionate about the advancement and evolution of their product, to provide high quality new homes and to transform UK house building for the better.



INTRODUCTION

PAGE 4



SITE CONTEXT

PAGE 6



TECHNICAL ISSUES

PAGE 8



ENVIRONMENTAL CONSIDERATIONS

PAGE 16



CONSTRAINTS AND OPPORTUNITIES

PAGE 4



FRAMEWORK PLAN

PAGE 26



CONCLUSION AND SUMMARY OF BENEFITS

PAGE 28

INTRODUCTION

This vision statement sets out how the land to the west of Moor Road could deliver 190 high quality new homes to support the local council's vision for sustainable development across Ashfield District. The proposals have been developed following a thorough investigation of the site to support positive growth at Bestwood Village and housing delivery. The work has been developed by a multi-disciplinary consultant team, who have been working to best practice principles to establish an approach which responds positively to context and ensures a positive legacy to Bestwood Village.

In this statement we set out how the site:

- Provides a logical and sustainable place for the expansion of Bestwood Village;
- Demonstrates a realistic and deliverable scheme; and
- Will enhance the green and recreational landscape of Bestwood Village and the surrounding area.

This Vision Statement will provide a clear explanation as to why this site would provide a logical and sustainable extension of Bestwood Village. This report has been informed by a methodical process taking into account:

- **Assessment:** consideration of the full context including physical, social and economic characteristics of the site and it's surroundings, as well as planning policies and best practice;
- **Evaluation:** demonstration of how the information gained from the assessment process has been evaluated to inform the development of the scheme; and
- **Design:** identifying and explaining how the sites layout, landscape and scale will make a positive contribution to Bestwood Village and the surrounding landscape and environment.

The site has a number of constraining features, which have been clearly considered in the proposals for the site. The sites environmental issues are one of the key considerations; and we have provided a thorough consideration to landscape, water management and the Nottingham Green Belt.

This Vision Statement provides a summary of the significant level of technical work that has been undertaken in the promotion of this site. The document is intended to provide a summary of the key aspects of the technical work which have informed the site proposals.

Accompanying this document are technical reports on:

- Planning issues;
- Green belt issues;
- Landscape and Visual issues;
- Archaeology;
- Water Management; and
- Highways.

We hope this evidence base supports the sites successful promotion through the Ashfield District Council Local Plan Process. If the site is successful in its promotion, we have a clear programme of technical work which we will follow to support the successful delivery of the proposals outlined within this document.

This document was originally submitted in March 2020 to support the site promotion in the emerging Local Plan. Following this submission the project team have undertaken additional technical work on heritage and flood zones. This document has been updated to reflect the latest findings in these areas.



EAST
HUCKNALL

BESTWOOD
COUNTRY PARK
(MILL LAKES)

BESTWOOD
VILLAGE

B683 MOOR ROAD

MOTTINGHAM ROAD

EXECUTIVE SUMMARY

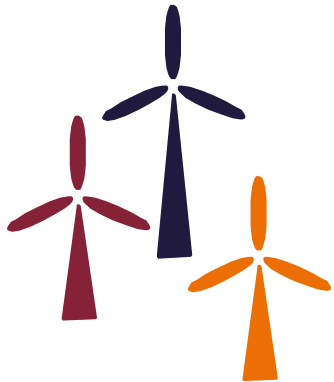
There are a number key issues which are set out in this report that inform the promotion of this site. A summary of these is set out below.



HOUSING DELIVERY

The site will support housing delivery within Ashfield District Council, by delivering:

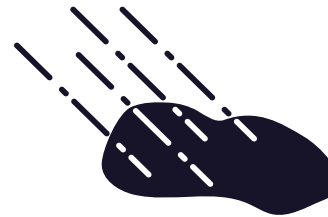
- Up to 190 new homes; and
- A mix of units to respond to local needs



SUSTAINABILITY

The location of the site will support sustainable and healthy lifestyles because:

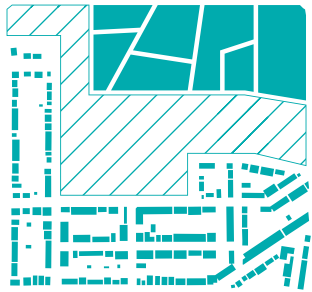
- Bestwood Village is an established settlement with existing facilities and amenities; it is close to other areas of Nottingham for higher order services;
- A new purpose built primary school has recently been built for the settlement to the east of Moor road on Keepers Close;
- Butler's Hill tram stop is a short walk or cycle to the east of the site, providing fast, reliable public transport to central Nottingham via Nottingham Express Transit route; and
- A bus route runs long Moor Road connecting central Nottingham to Sutton.



ENVIRONMENTAL CONSIDERATIONS

We have undertaken studies into the potential environmental impacts of the scheme, to ensure that we are proposing a landscape led and deliverable proposal. It has been taken into consideration that:

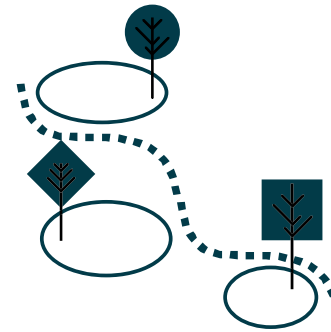
- The site is visually contained and therefore the visual impact of development is likely to be limited; however, where views are possible we have considered how these can be mitigated with the proposed landscape structure of the site; and
- The proposals have focused on maximising the biodiversity of the site, taking a landscape led approach, where existing features such as trees and hedgerows are retained.



GREEN BELT

The site sits within the Nottingham and Derby Green Belt. A Green Belt report accompanies this submission and considers the contribution that the site makes to the Green Belt. We have also considered the opportunity for the positive enhancement of the character in the area :

- The site occupies a contained location that is wrapped around by existing development. Land to the east of Moor Road has been removed from the Greenbelt and construction of 101 homes is underway;
- There is the opportunity to reinforce the landscape structure within the site, providing an expansion of the Country Park towards the North, in order improve access to open space and the countryside for local communities; and
- The reinforcement of the riverine corridor of the River Leen helps to maintain a clear physical and visual boundary between Bestwood Village and Hucknall.



LANDSCAPE ENHANCEMENTS

The proposals in this document reflect a landscape led approach to development, increasing pedestrian access and building on the existing landscape character of the area by:

- Creating a positive landscape setting throughout the site;
- Improving public access to Bestwood Country Park, considering opportunities to cross the River Leen; and
- Public realm improvements to intensify use and public presence between Mill Lane and Butler's Hill Tram stop.



SITE CONTEXT / VILLAGE CHARACTER

The development proposals would build on the distinctive character of the settlement, to create an extension that feels like a well-considered and integrated part of the area by:

- Building on the distinctive 19th century core of the village, taking cues from the surrounding area; and
- Building on the landscape character of the open up the country park along the riverine corridor of the River Leen.

SITE CONTEXT

LOCATION

Bestwood Village lies to the north of Nottingham, to the East of Butler's Hill and north of Rise Park. The area was originally a distinct settlement, evolving from a small medieval hamlet to an expanding industrial area in the late 19th century. While industry declined in the 20th century, the settlement has continued to expand, with large areas of suburban housing dating from the mid-20th century to today.

The site is located to the northwest of Bestwood Village, adjacent to Bestwood Country Parks, the Mill Lakes area and the River Leen. The site is currently made up of three small agricultural fields which sits behind 20th century ribbon development along Moor Road.

Bestwood Colliery Village is an example of a 19th Century purpose-built industrial settlement. In the late 19th century new homes, a church, school and village hall were constructed to provide housing for the workers of the Bestwood Coal Company. Today the historic core of the village has been designated as a conservation area and retains the distinct character of a planned colliery village.

The area has significantly changed in the 20th century. Much of the more recent development is non-descript, gradually eroding the character of the village from a planned colliery village to a suburban area of Nottingham. Ribbon development now runs along Moor Road to Bestwood Road, establishing an almost continuous urban area between the northern suburbs of Nottingham and Bestwood Village.

Today, the settlement is extending further to the north via newly consented development along Moor Road.



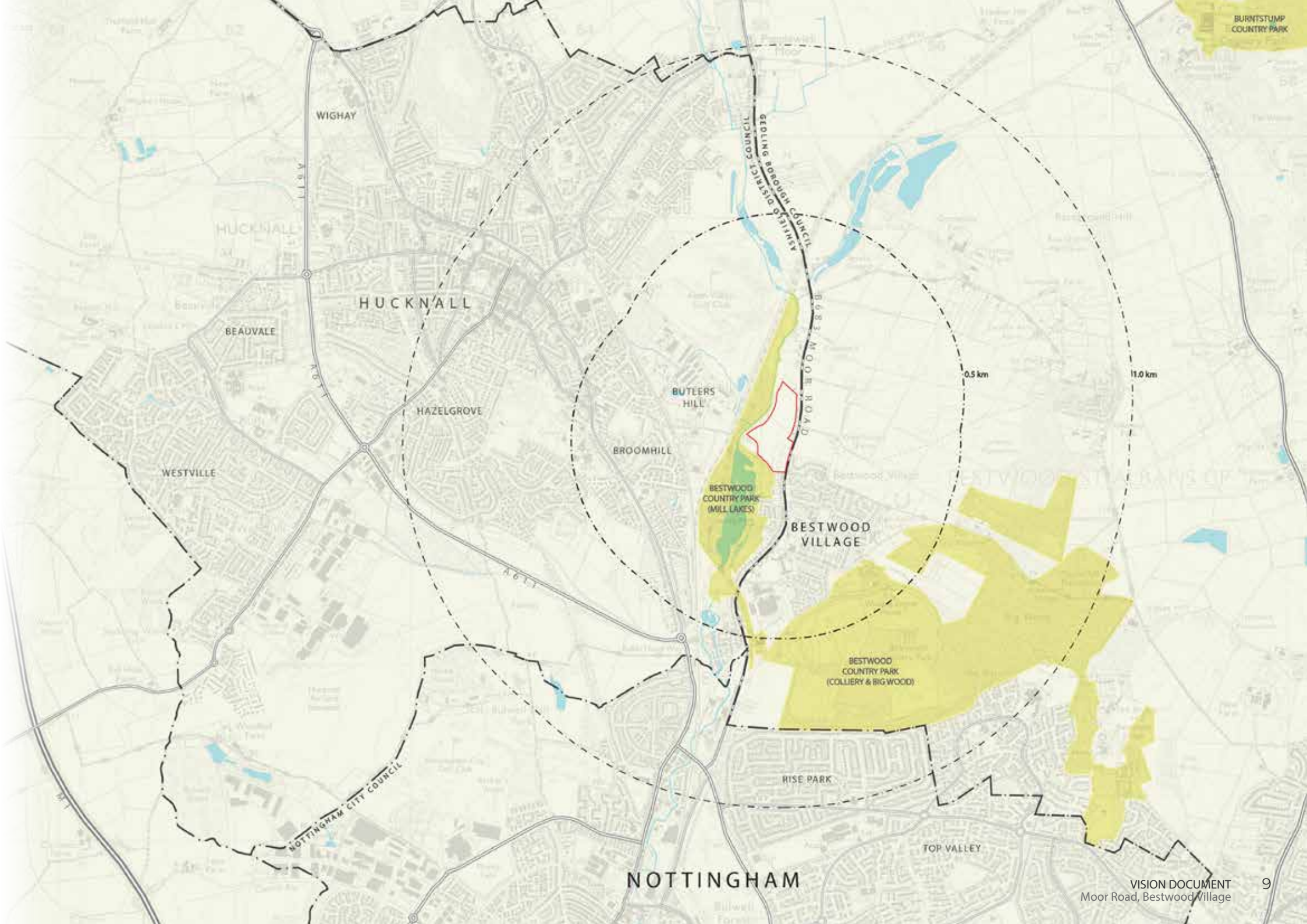
Bestwood Village is flanked by open countryside and contains features such as woodland and other natural and ecological features.



The urban character of Bestwood Village has evolved as the settlement has expanded with areas of post war development.



Remnants of the areas historic character are present in Bestwood Village, particularly in the historic core where rows workers cottages are prominent.



BURRSTUMP
COUNTRY PARK

WIGHAY

HUCKNALL

HUCKNALL

BEADVALE

HAZELGROVE

BUTLERS
HILL

BROOMHILL

WESTVILLE

BESTWOOD
COUNTRY PARK
(MILL LAKES)

BESTWOOD
VILLAGE

0.5 km

1.0 km

BESTWOOD
COUNTRY PARK
(COLLIERY & BIG WOOD)

RISE PARK

NOTTINGHAM CITY COUNCIL

TOP VALLEY

NOTTINGHAM

OPEN SPACE STRUCTURE

One of the defining features of the area is Bestwood Country Park, which comprises two sites; Mill Lakes which borders the site to the west and south, and the former Colliery and Big Wood area located further southeast between the northern fringes of Nottingham and Bestwood Village.

The Country Park was a regenerative landscape project undertaken in the late 20th century which transformed the redundant industrial land into a much loved park, with heath, grassland, wetland and a formal garden. The winding engine house of Bestwood Colliery forms the centre piece to the park. Its vertical steam engine of 1873 has been preserved to commemorate Bestwood Village's industrial heritage and it is clearly visible as you enter the village from Park Road.

The Mill Lakes area is formed from the ponds and surrounding watercourses that historically served the mills along the River Leen. This is a picturesque area of informal parkland, characterised by pockets of woodland, grassland and recreational footpaths. The two areas, which form the entirety of Bestwood Country Parks, are well connected to the settlement and serve the northern suburbs of Nottingham as well as Bestwood Village and Hucknall via a network of cycleways and bridleways.

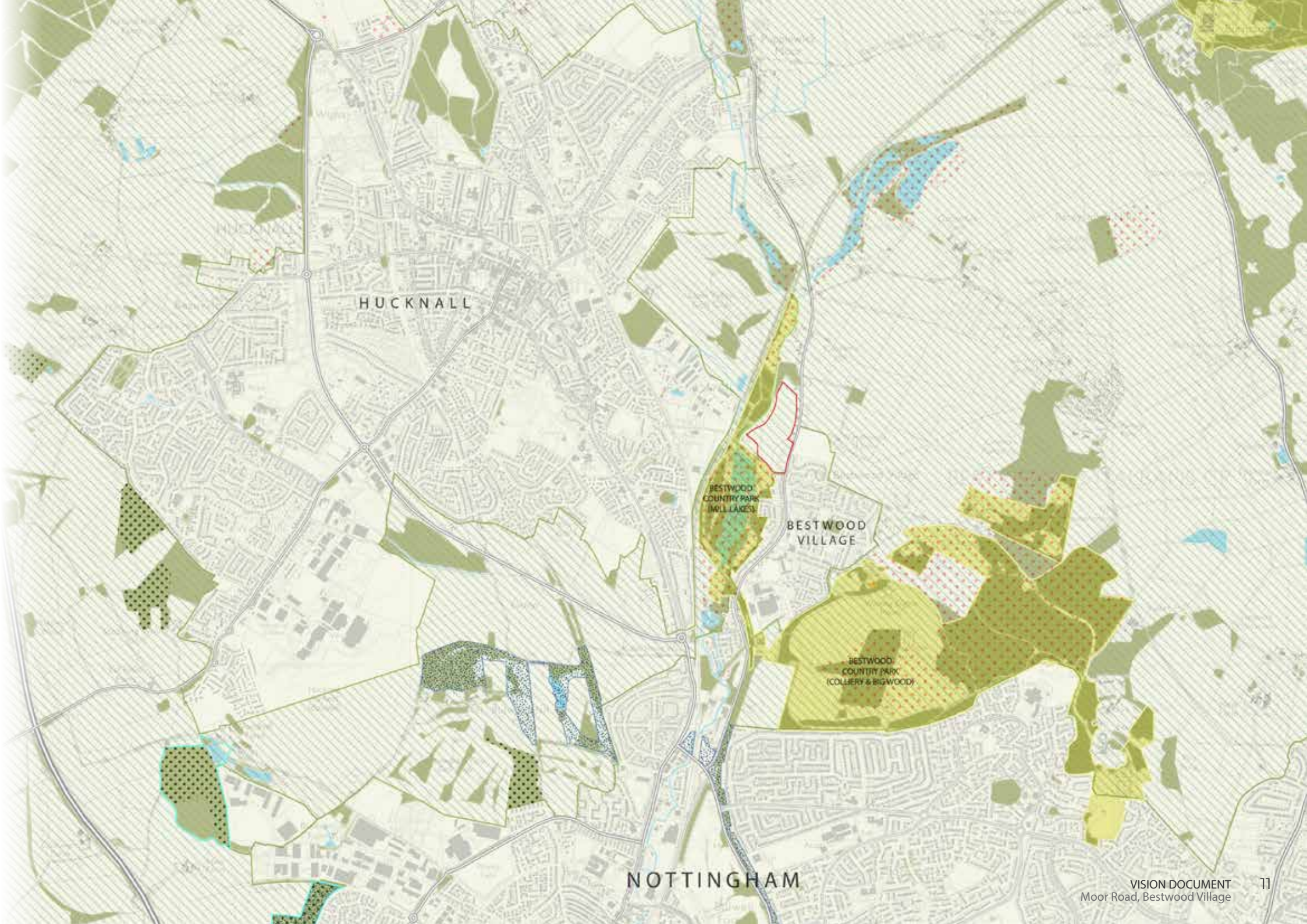


Bestwood Village's rich mining history is celebrated in the Country Park.



Bestwood Country Park frames the edges of the site and has a significant influence on the setting of Bestwood Village.

Site Boundary	
Green Belt	
Country Parks	
Scheduled Ancient Monuments	
Sites of Special Scientific Interest	
Local Nature Reserves	
Sites of Important Nature Conservation	
Woodland	
Ancient Woodland	
Existing Watercourses / Bodies	
Existing Road Network	



HUCKNALL

BESTWOOD
COUNTRY PARK
(MILL LAKES)

BESTWOOD
VILLAGE

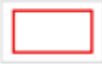

























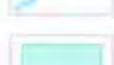
BESTWOOD
COUNTRY PARK
(COLLIERY & BIG WOOD)

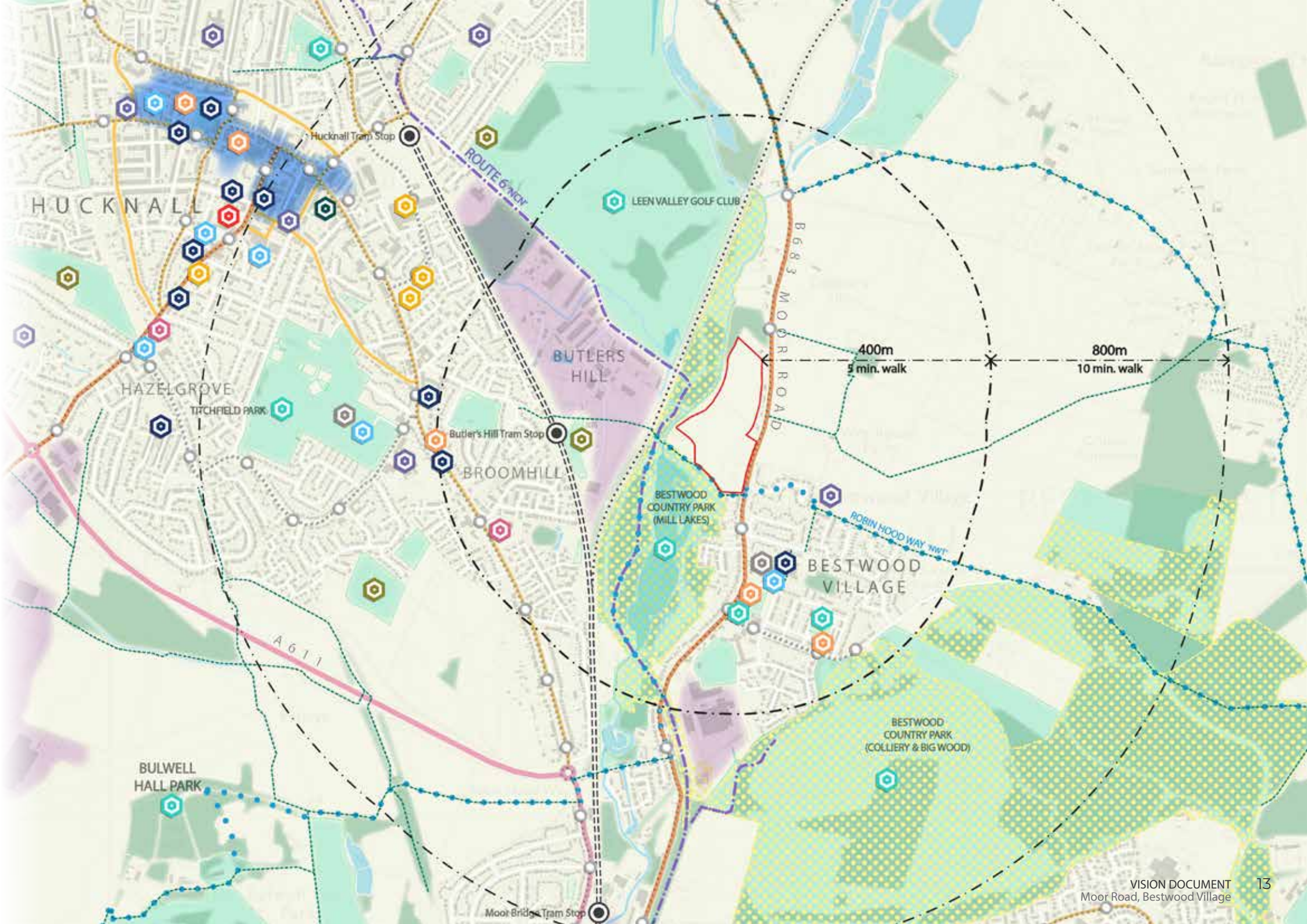
NOTTINGHAM

FACILITIES AND AMENITIES

The site is well served by local facilities and amenities including:

- A new primary school has recently opened at Keepers Close, immediately to the east of the proposed site;
- There are two secondary schools in Rise Park: The Oakwood Academy and Park Vale Academy;
- There is a single convenience store on Park Road;
- The Butler’s Hill tram stop is a short walk away;
- The number 141 bus route runs along Moors Road to Nottingham Bus Station to the south and Sutton Bus Station to the north;
- The closest Doctors surgeries are in Rise Park and Butler’s Hill, each just over a mile away from the site; and
- There are a number of employment areas close to the site, including Bestwood Business Park and Wigwam Lane industrial area immediately west of the site.

		Site Boundary	
		Town Centre: Concentrated area containing mix of retail, commercial, employment and leisure	
		Existing Employment Sites	
		Leisure, Sport & Recreational Facilities	
		Allotment Gardens	
		Primary, Infant & Junior Schools	
		College	
		Places of Worship	
		Major Retail Outlet and Supermarkets	
		Community Service Buildings: Post Offices, Town / Village Community Halls and Council Offices	
		Public Houses and Hotels	
		Cemetery	
		Healthcare Buildings: Hospitals, Doctors Surgery, Dentist, Opticians, Pharmacy and Care Homes	
		Police, Ambulance and Fire Station	
A Roads			
B Roads			
Minor Roads			
Existing Active Railway / Tram Line and Stops			
Disused Railway			
Existing Bus Routes and Stops			
National Walking Trail			
Public Rights of Way			
National Cycle Network Route			
Country Parks			
Woodland			
Existing Watercourses / Bodies			
Designated Open Space			



HUCKNALL

Hucknall Tram Stop

ROUTE 6

LEEN VALLEY GOLF CLUB

BUTLERS HILL

B683 MOOR ROAD

400m
5 min. walk

800m
10 min. walk

HAZELGROVE

TITCHFIELD PARK

Butler's Hill Tram Stop

BROOMHILL

BESTWOOD COUNTRY PARK (MILL LAKES)

BESTWOOD VILLAGE

ROBIN HOOD WAY

A611

BULWELL HALL PARK

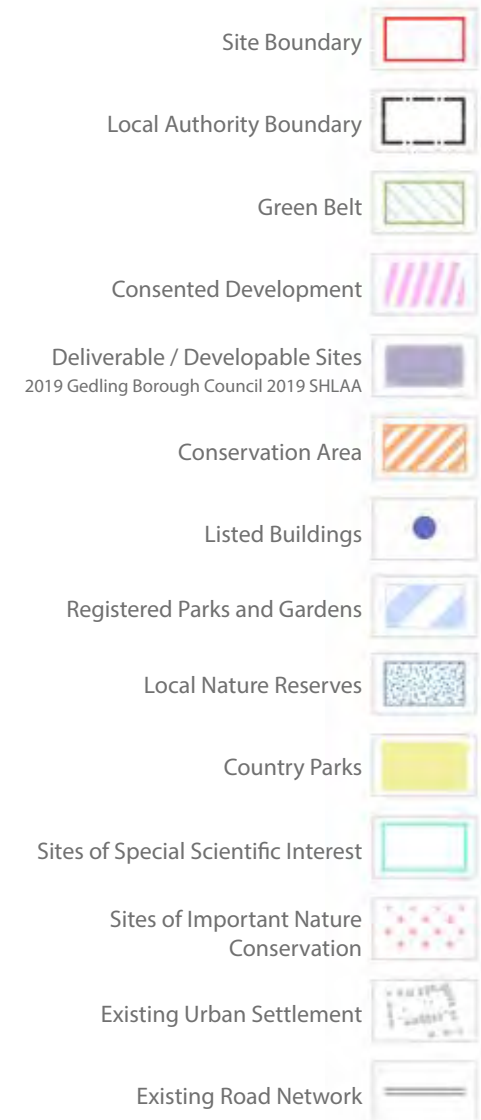
BESTWOOD COUNTRY PARK (COLLIERY & BIG WOOD)

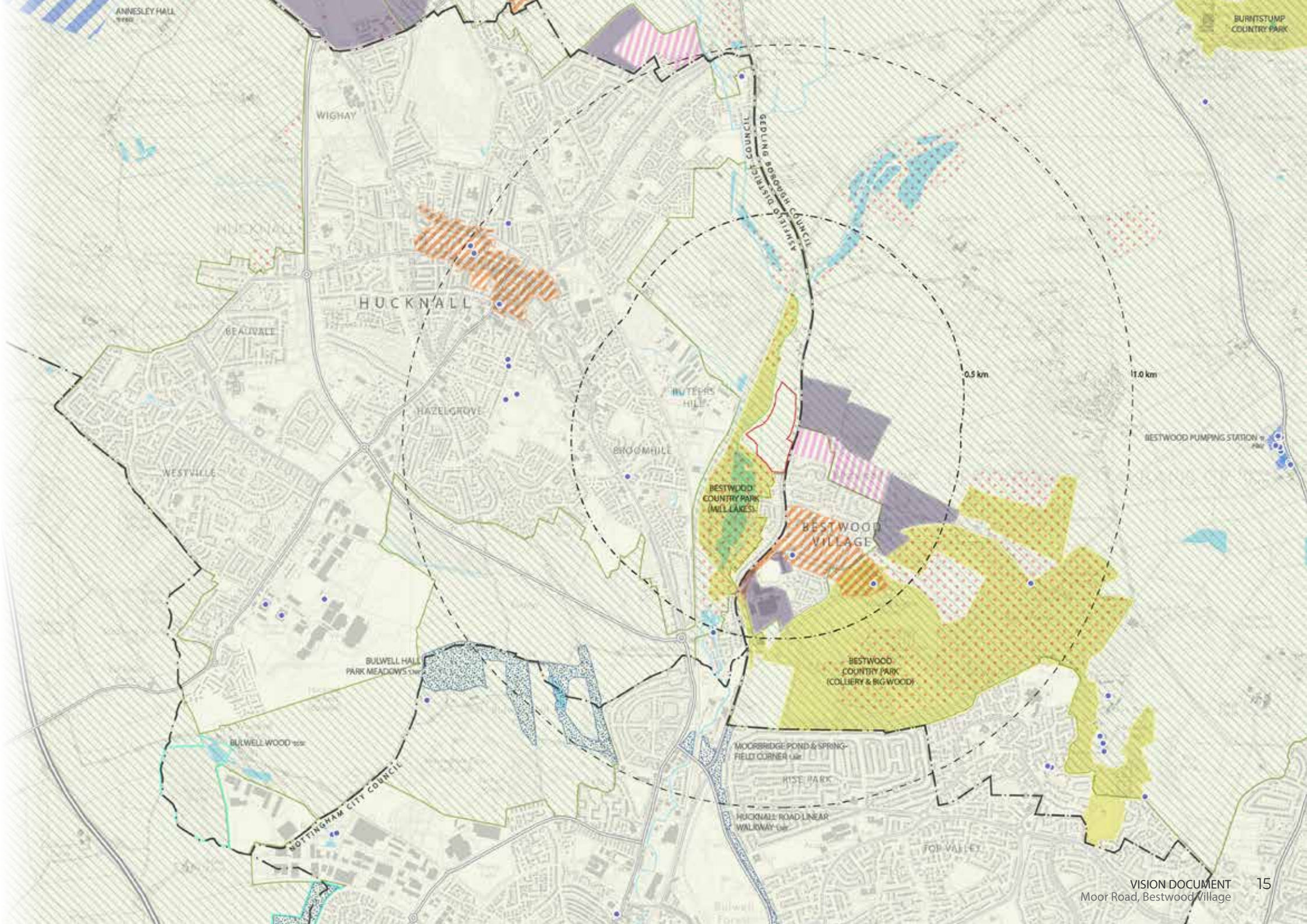
Moor Bridge Tram Stop

PLANNING CONTEXT

The site lies in the south-eastern edge of Ashfield District. Bestwood Village is situated on the western edge of Gedling Borough, whilst Nottingham City Council's boundary is situated to the south of Bestwood Village. The key planning context which refers to the site include;

- The Green Belt which covers 4,513 hectares of Ashfield District (41% of the area). As a result of this, there is constant pressure for development within it;
- Saved policy EV1 of the Ashfield Local Plan Review 2002 states that all development within the Green Belt must be located and designed so as not to adversely affect the openness and character of the Green Belt. The Adopted Local Plan review pre-dates the NPPF first published in 2012 and superseded by the new NPPF in 2019;
- A Strategic Green Belt Review for Ashfield (excluding Hucknall) was completed in August 2013 as part of their Local Plan process. However, following the submission of their Local Plan to the Planning Inspector in December 2013 and the subsequent Exploratory Meeting, the Inspector raised a number of questions. Therefore it was considered necessary to revisit this work;
- Ashfield District Council resolved at its meeting on 6th September 2018 to withdraw the emerging Local Plan and commence development of a new Local Plan immediately; and
- Development of 101 units is currently under construction to the east of Moors Lane. In addition, Westhouse Farm /Moor Road has been designated as a safeguarded site in the Gedling Local Plan.





ENVIRONMENTAL CONSIDERATIONS

WATER MANAGEMENT

The River Leen lies immediately to the west of the proposed site, running south, into Nottingham and on to the River Trent. The watercourse is designated as a main river by the Environment Agency. A ten meter margin is required along the edge of the watercourse to provide management. Collaboration with the Environment Agency has taken place as part of these proposals, in order to ensure the proposals are deliverable and support a positive approach to water management.

FLUVIAL FLOODING

Following additional hydraulic modelling studies of the River Leen, it has been concluded that the site sits outside of any flood zone areas.











The western site boundary is defined by a minimum 10m offset from newly modelled and identified flood zone areas in order to ensure there is no on-site fluvial flood risk.

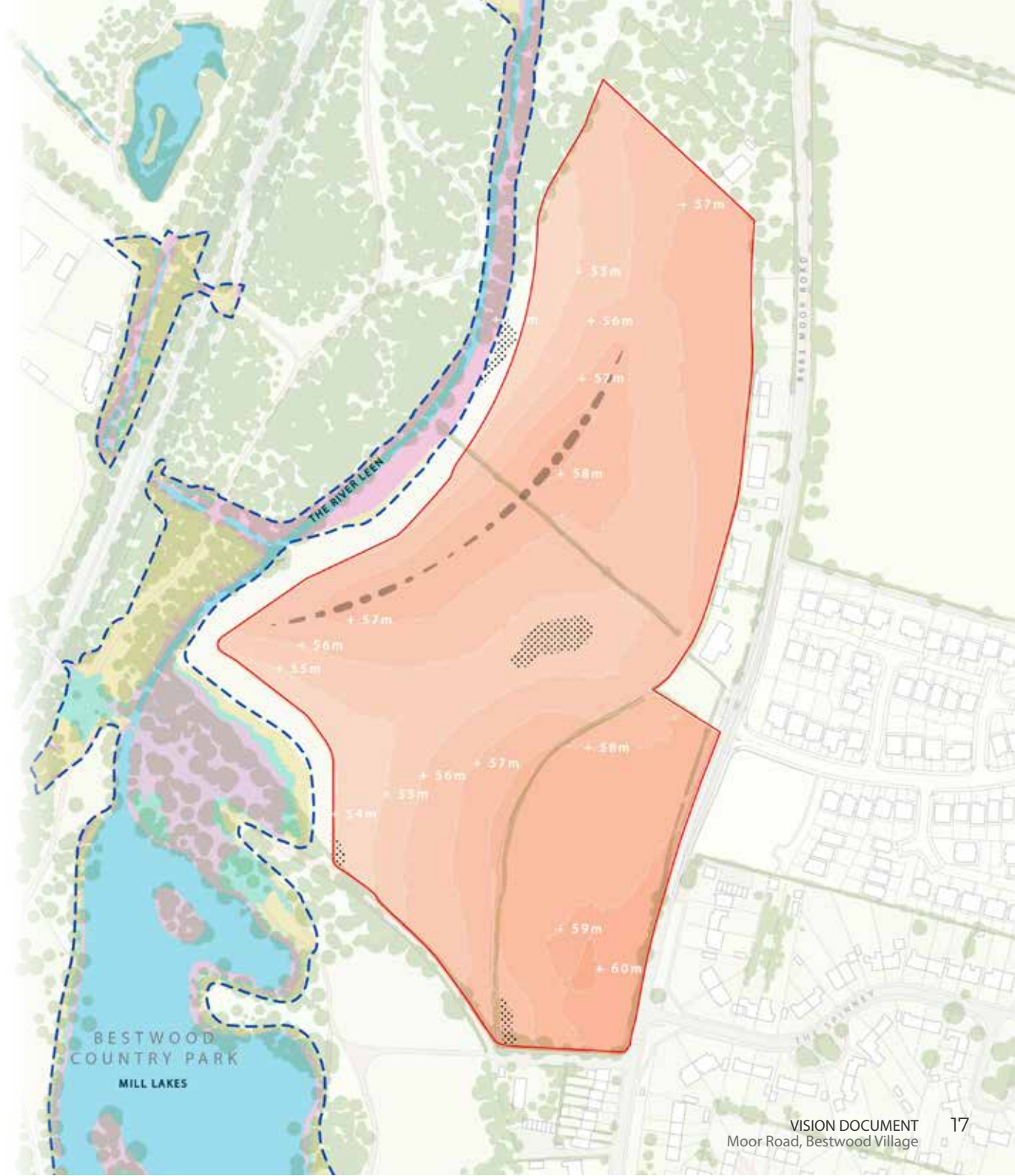
PLUVIAL FLOODING

The EA risk of flooding from surface water map shows the majority of the site is identified as an area of very low risk of surface water flooding. There is a small area of low risk located closely to the existing watercourse and to the centre of the site. Neither of these would impact upon the proposed development. The development proposals would include new drainage networks and SUDS infrastructure to positively manage water across the site.



The River Leen corridor forms is situated adjacently to the western site boundary

- Site Boundary 
- Existing Vegetation 
- Existing Site Topography 
- Existing Watercourses / Bodies 
- Extent of Flood Zone 
- 1 in 20 year Baseline Flooding Scenario 
- 1 in 100 year Baseline Flooding Scenario 
- 1 in 1000 year Baseline Flooding Scenario 
- Areas at Risk from Surface Water Flooding 
- Internal Site Ridgeline 



LANDSCAPE & TOPOGRAPHY

The site's landscape setting is defined by the gently undulating landscape, the nearby River Leen corridor and the Country Park. Two hedgerows divide the site into three areas, each with a subtly different character.

The majority of the site has a sense of enclosure, largely due to the undulating topography, established hedgerows and other features which define the character of the site, particularly the woodland which borders the north western site boundary.

The site has been in agricultural use for many years and has limited biodiversity. There are hedgerows which define the edges of the site and divide the site into three sections. The vast majority of existing landscape features, such as trees and hedgerows, will be retained. The loss of a limited number of existing trees will be compensated for by extensive native tree planting across the site. Gaps in hedgerows will be replanted with a species rich mixture of native hedge planting.

Bestwood Country Park (Mill Lakes)

Existing properties on Moor Road



View from the south site boundary looking north across the sites undulating topography. Established hedgerows form internal boundaries to the agricultural field parcels.



The sites eastern boundary is defined by the River Leen corridor and woodland which forms an ecologically rich habitat at the edge of Bestwood Country Park (Mill Lakes).



Existing internal hedgerow

Bestwood Village



The River Leen

Woodland located in the Bestwood Country Park

VISUAL IMPACT

As part of the investigation of the site a high level landscape and visual impact assessment of the site has been undertaken. This has considered the key views where the site will be visible from. This has led to a landscape led approach to the framework plan to minimise the impact on the wider landscape setting. Planting along site boundaries will reduce the visual impact of the development by filtering views of built form, helping to assimilate the development into the surrounding landscape. Views of the development from the surrounding wider landscape will be limited due to a combination of intervening topography and existing vegetation. Glimpsed views of buildings set within the wider landscape would be wholly in accordance with the character of the existing settlement and the built edge of Nottingham.

Views have been assessed from:

- Moor Road;
- The southeast corner of the site and the former mill; and
- Heathland Hill to the northeast of the site.

GREENBELT

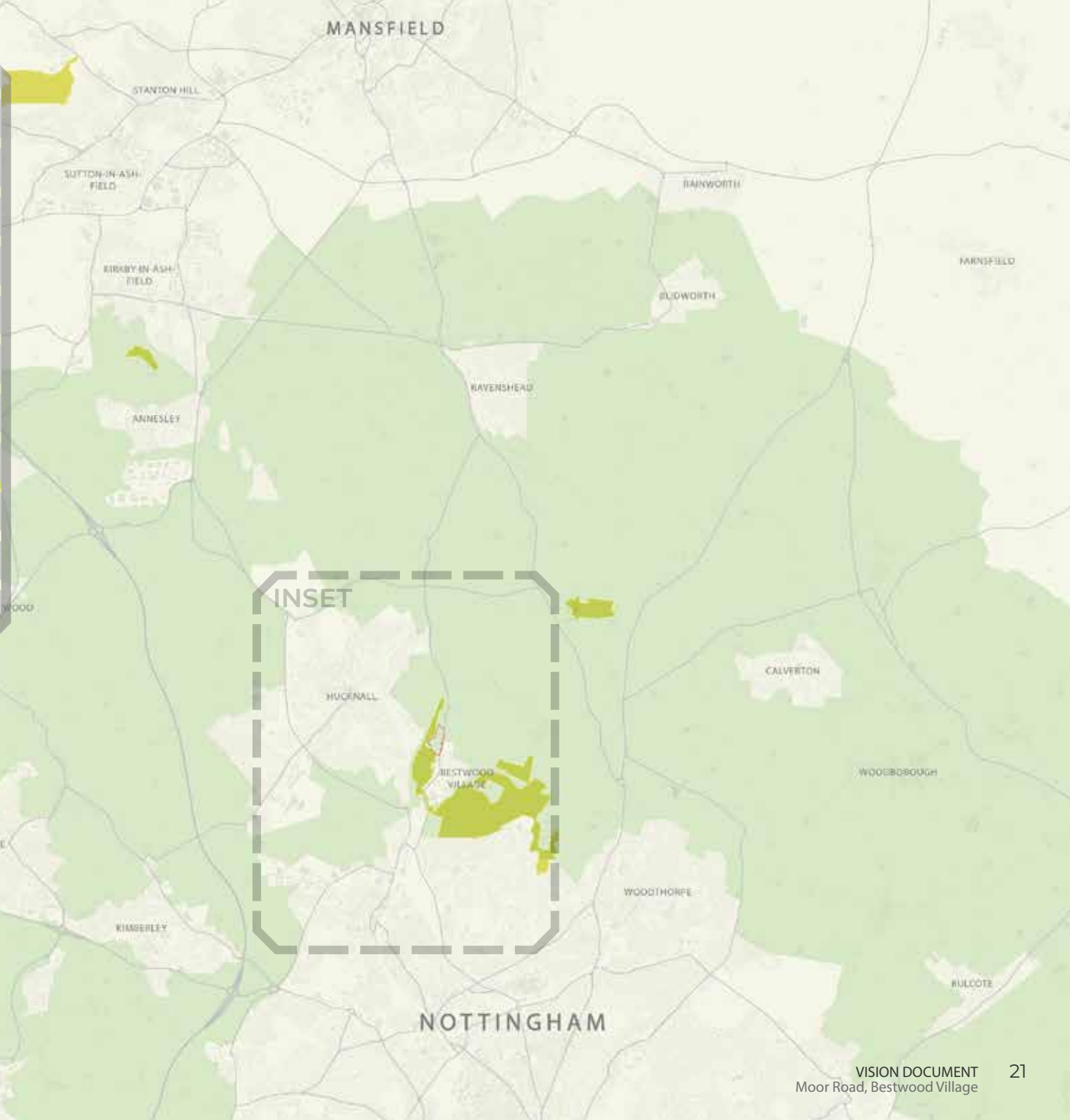
The site sits within the Nottingham and Derby Green Belt. and a Green Belt review has concluded that:

- The site occupies a contained location that is wrapped around by existing ribbon development to the east;
- Land to the east of Moor Road has been removed from the Greenbelt and construction of 101 homes is underway. In addition, a further 350 homes could be developed on safeguarded land at Westhouse Farm / Moor Road;
- The development of the site would result in a reduction of the Green Belt between Bestwood Village and Hucknall by approximately 170m;
- A swathe of retained open space along the River Leen and the existing woodland, alongside the proposed open space,

will provide both physical and visual separation to ensure that settlements will not merge;

- The development of the site would result in the loss of three arable fields; however the change of land use will be discrete and contained, with no impacts on the wider countryside or its visual character
- There is an opportunity to expand the Country Park to the north and through the site, to improve public use and access to open space and the countryside for local communities.





HERITAGE & ARCHAEOLOGY

The majority of Bestwood Village has the form and character of a planned industrial village. However it has older origins and the heritage in and around the site can be best understood in two parts:

- Pre-industrial, consisting of a Medieval hamlet and estate; and
- Planned industrial village.

The Medieval history of the area is based around the history of the Estate and the early industrial heritage of the River Leen. The River was an important part of the pre-industrial economy and multiple mills were located along its length, including two in Bestwood Village. Old Mill, constructed in the 18th century as a cotton mill still stands on Moor Road. Lower Mill and Middle Mill are located close to the site. In addition, there is evidence of post-medieval 'Lime kilns within the site.

The industrial heritage gives the settlement its distinctive character. Large parts of the village were constructed by the Bestwood Coal Company to provide workers housing. The Clock Tower / former Bestwood Iron and Coal Company offices provide a focal point in the village and many of the workers homes have distinctive features, such as porches, herringbone brick noggin and decorative

brick. The colliery closed in 1967, though the industrial legacy is an important part of the settlements history and heritage. Today the historic core of the village has been designated as a conservation area and retains the distinct character of a planned colliery village.

HERITAGE

A Built Heritage Assessment has been undertaken by Cotswold Archaeology, reviewing heritage assets, including the Bestwood Village Conservation Area. The significance of the conservation area is focused on the industrial coal mining heritage.

While the site has some historic association with 19th-century industry, through the quarrying and is in the vicinity of the former mill and mill lakes to the south, this association has now largely been lost because of intervening 20th-century residential developments. The heritage assessment concludes that the proposals do not have any impact on the significance of nearby heritage assets, including the Conservation Area, and Listed and non-listed buildings.




ARCHAEOLOGY

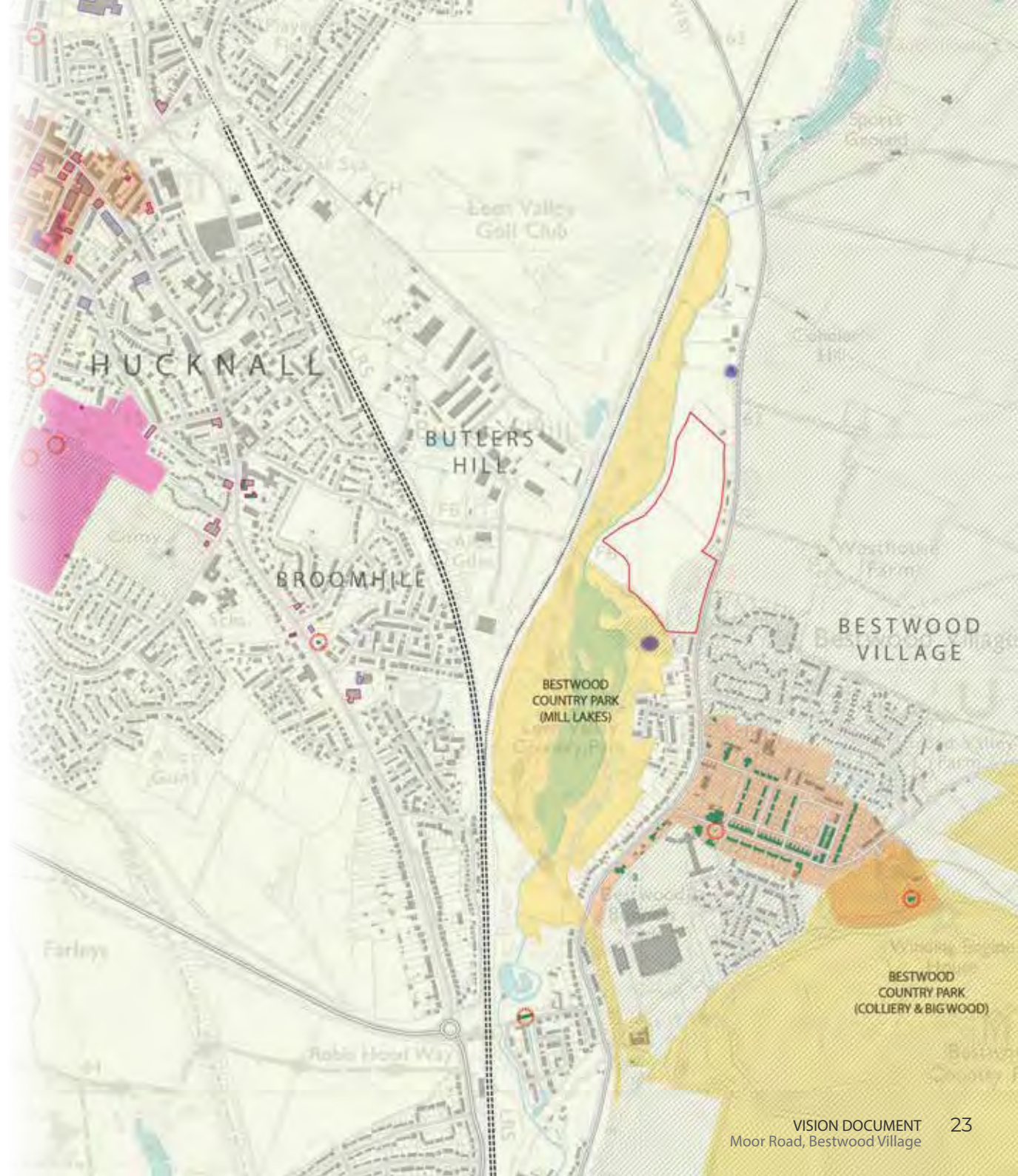
A desk based archaeological assessment and geophysical survey of the site has been undertaken, following consultation with the Nottinghamshire County Archaeologist. The ground is likely to have been heavily disturbed by arable ploughing which influences the likely survival of any archaeological remains. Any remains are likely to be in deeper stratifications, particularly in areas which have not been affected by post-medieval industrial practices.

A geophysical survey has been undertaken across the site. This has primarily detected historical industrial activity, natural deposits and modern agricultural activity. No anomalies suggesting any significant archaeological features were identified, though several anomalies are classified as "Undetermined".

The survey results highlighted the following features:

- Quarries, the tramway and probable scattered extraction pits;
- A possibly a former channel and floodplain of the River Leen;
- Evidence of recent ploughing and modern field drains.

- Site Boundary 
- Conservation Areas 
- Country Parks 
- Listed Buildings 
- Locally Listed Buildings 
- Locally Listed Areas 
- Locally Nominated Monuments (Buildings) 
- Locally Nominated Monuments (Areas) 
- Non-Designated Monument 
- Non-Designated Monument Area 
- Modern Urban Development (Post 1950) 
- Existing Road Network 
- Existing Active Railway / Tram Line 
- Disused Railway 



CONSTRAINTS AND OPPORTUNITIES

A site analysis supported by technical studies has allowed a detailed assessment to be made, including the identification of potential constraints and opportunities which have informed the design proposals.

CONSTRAINTS

The key constraints to consider are:

- The Lower Mill is nominated as a non-designated heritage asset within Bestwood Country Park;
- The topography undulates across the site, with a small steeper area close to the River Leen to the west;
- Potential impact on views from around the site, especially the Heathland Hill to the north east of the site;
- Impact on dwellings along Moor Road, which back on to the east of the site; and
- The setting of the Country Park must be respected.

OPPORTUNITIES









Our investigation work has highlighted specific areas that will support a coherent and sustainable expansion of the settlement. This can be simplified into two themes: building on the character and historic qualities of Bestwood Village and reinforcing and enhancing the existing green infrastructure as part of the site proposals. These are as follows:

- Enhance public access along the River Leen Corridor, including a potential new pedestrian bridge to improve access to Bestwood Country Park;
- Create new formal open space linked in to the wider green infrastructure network for use by new and existing residents;
- Build on the proximity and character of the Country Park, through a landscape led approach to development and improvements to public access;

















- Maximise the opportunity to promote sustainable transport options, through the proximity to Butler's Hill Tram Stop;
- Preserve the character of the existing properties by incorporating appropriate landscape setbacks within the masterplan framework;
- Retain and enhance existing areas of ecological value within the site by incorporating them into a wider green infrastructure strategy;
- Retain important trees and hedgerows that help to create a mature landscape for the proposals and provide new areas of planting; and
- Preserve and strengthen areas of natural open space and create new habitats for existing wildlife in the area.

Site Boundary 

CONSTRAINTS

-  Green Belt
-  Site Topography
-  Country Parks
-  Locally Nominated Monuments (Areas)
-  Existing Site Vegetation
-  Flood Zone Scenarios
-  Extent of Flood Zone
-  Sensitive Edge Condition

OPPORTUNITIES

-  Proposed Vehicular Access Point
-  Existing Bus Routes and Stops
-  Existing Public Rights of Way
-  National Walking Trail
-  National Cycle Network Route
-  Potential Route of Pavement Extension
-  Main Pedestrian / Cycle Routes to Butler's Hill Tram Stop
-  Potential Pedestrian / Cycle Links
-  Potential Pedestrian Link Into Bestwood Country Park
-  Proposed Developable Area
-  Potential Alignment of Primary Access Road
-  Proposed extent of Green Infrastructure to enhance surrounding setting of Bestwood Country Park
-  Reinforce the setting of existing riparian corridor
-  Retain and Reinforce Existing Hedgerows
-  Potential Location of Attenuation Basins (SuDS)
-  Proposed Nodes / Focal Open Spaces

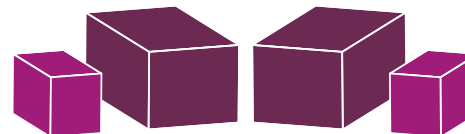
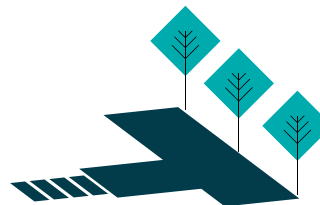
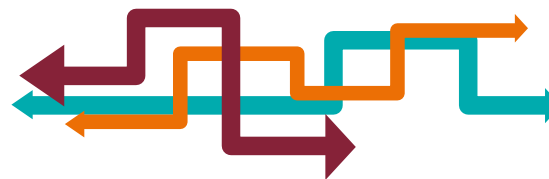
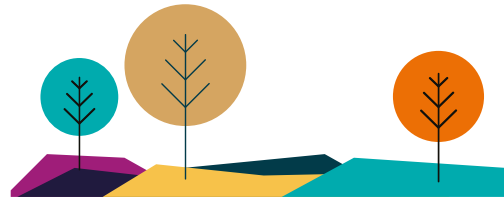


FRAMEWORK PLAN

The framework plan has been developed to provide a high-level approach to development. We have set out the design principles to inform the framework plan. These principles are core to the form of development and would be followed through to the final layout for the site.

The masterplan has evolved around a simple framework of actions. The proposals aim to:

- Enhance the setting of Bestwood Country Park and the River Leen Corridor by reinforcing existing landscape features within the site;
- Reinforce the movement route along Mill Lane to Butler's Hill tram stop;
- Utilise the existing landscape structure and provide three distinct pockets of development; and
- Provide a single point of access along Moor Road, providing access across the site.



CHARACTER

The character of development will be based on elements found in Bestwood Village. Detailed designs will take cues from surrounding colours, materials or architectural features.

PUBLIC REALM AND OPEN SPACE

Green infrastructure is one of the key principles of the site proposals. This will include areas for drainage and natural habitat enhancement along the River Leen corridor and informal green verges within the core of the development to provide local open space for residents.

MOVEMENT

A simple movement strategy is proposed with access from Moor Road. An organic street pattern will provide access to the edges of the village, and footpaths and cycle ways will connect to Mill Lane to maximise the ability to travel on foot or by bicycle, alongside access to the tram.

LEGIBILITY

The street pattern, green routes and key places will inform legibility, together with key buildings or public realm details to aid navigation.

SCALE AND MASSING

The scale and density of development will respond to the existing character studies. Densities and heights will respect the existing context of the site and the surrounding open space structure.



INDICATIVE SCHEDULE

Site Area	7.77 ha	
Developable Area	5.1 ha	65%
Proposed Open Space	2.7 ha	34%
Infrastructure	0.1 ha	1%
Totals:	7.90 ha	100%



CONCLUSION AND SUMMARY OF BENEFITS

The proposals set out in this documents, provide a vision for new housing at Bestwood Village. The site provides a logical and sustainable extension to the settlement and supports a range of wider benefits around expanding green infrastructure and recreational amenity within the area.

The settlement has expanded far beyond its compact historic form, with multiple layers of development in the 20th century. Construction is currently underway on a new development to the east of Moor Road and 20th century ribbon development runs along the edge of the site.

There are a number of landscape and environmental constraints which have been set out and considered in this document. We have been working with a multi-disciplinary consultant team to fully review each of these issues to ensure that the proposals are deliverable and backed up by a rigorous technical approach.

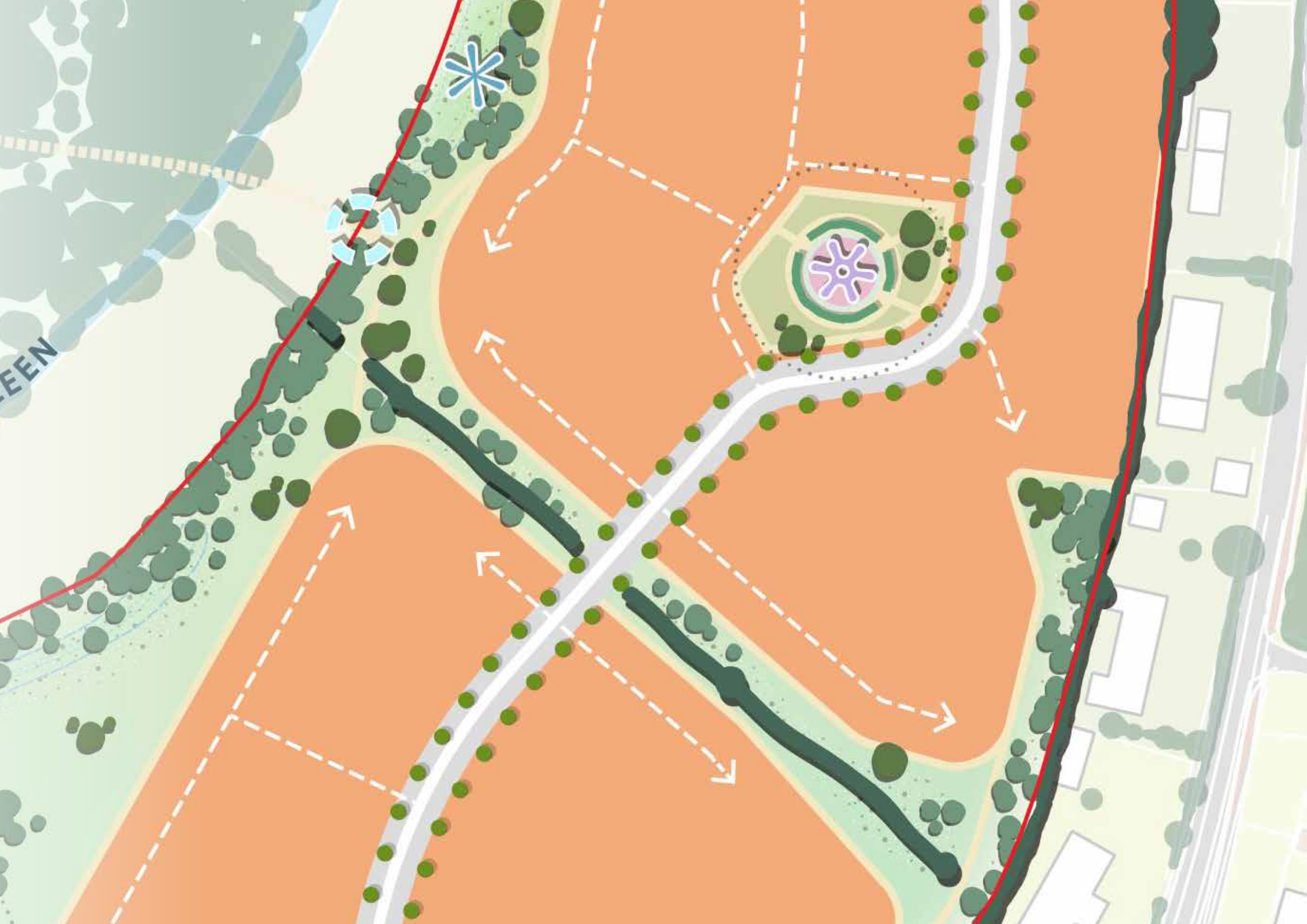
The additional hydrological modelling studies of the River Leen demonstrate that the whole of the site lies outside of the areas of flood risk

The site provides the opportunity to create a well-designed and safe environment, with easy access to key services and public transport links. The site is ideally placed to contribute to the supply of new homes needed in Ashfield.

In summary, the development of the site would ensure:

- Delivery of 190 new homes;
- Promotion of a site in a highly sustainable location; and
- Opportunities to enhance the setting of Bestwood Country Park and the character of the Green Belt by expanding its landscape structure through the proposed development, ensuring public access and ecological enhancement.





AVANT HOMES

